

CENTRAL BUSINESS DISTRICT DESIGN PROPOSALS
FOR LYNDON, KANSAS

by

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LYNDON

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INTRODUCTION

Rehabilitation of Lyndon's Central Business District (CBD), with particular emphasis on storefronts, is the object of this project. This paper addresses itself to this problem and evaluates the approaches used in the work program. Objectives of the project include:

- (1) personal contact with community leaders
- (2) presentation of the project to the local citizens
- (3) collection of pertinent data
- (4) design in the CBD
- (5) the final presentation

Small communities, such as Lyndon, have a growing need to revitalize their surroundings. It is for this reason that this project was initiated. In the past several decades, small communities throughout the nation have been troubled with out migration, decline in local business, and a growing dilapidation of their CBD. In many instances this decline in local business seems to be directly related to the visual deterioration of the CBD.

Other problem areas in small communities are the lack of development of entrances to communities along public roads and highways, and poor use of public open spaces. Development of entrances along public roads and highways is important in giving visitors a favorable first impression of the community. In many cases the visitor is immediately faced with all types of differing land use and overall dilapidation of the community. Poor use of land is especially noticeable in public open spaces. Many of these open spaces were laid out 40 or 50 years ago and no longer relate to contemporary needs and

life styles.

Overall deterioration of small communities can be traced to several basic causes.

- 1) Apathy among businessmen, community leaders and the citizens as a whole.
- 2) Lack of aggressive and modern business practices by businessmen.
- 3) Failure of businessmen to make investments in the general upkeep and modernization of their individual buildings and within the CBD area.
- 4) Finally, the failure of the community leaders to initiate public improvement projects, and the lack of any planned program to correct deficiencies in the community.

Most of these failures in small communities can be attributed to the acceptability of the status quo and a lack of confidence in being able to change the downward trend of the communities.

What must concern us now is giving citizens of this country an opportunity to pick their living situation. That is to say we must make our small towns attractive enough to provide a real choice between urban and rural life for our citizens. In recent years there has been a growing concern about the plight of our small towns - this project concerns itself with one phase of this problem - deterioration of the CBD.

BACKGROUND OF LYNDON

Lyndon is located in East Central Kansas, 30 miles south of Topeka on highway 75. It is a town of approximately 1100 people, situated in Osage County, and serves as the county seat. Seven miles north of Lyndon lies the Pomona

Reservoir and to the south six miles is the Melvern Reservoir. Rolling countryside surrounds the town and the area is dotted with farms.

According to the publisher of the Lyndon News Herald, Harold Dalrymple, approximately fifty percent of Lyndon's work force works in Topeka, with the remaining work force involved in farming or running small businesses. Approximately forty stores and offices are located in the CBD, with the majority of structures dating from 1890 to 1920. Most of these businesses are located in the 500-600-700 blocks of Topeka Avenue with the heaviest concentration of stores found in the 600 block.

Work Program

In developing the work program it was necessary to first identify goals for the project. This was essential if the work program was to efficiently and effectively achieve these project goals. There are four major goals of the project.

- 1) Overall renewal of each building's physical soundness before any of the CBD design proposals are implemented.
- 2) Development of physical design concept which was used as a guide to follow in the designs of the storefronts and other CBD design proposals.
- 3) Design of proposals for storefronts and related CBD areas which follow the established design concept and the needs and wants of the store owners.
- 4) Implementation of the overall renewal and design proposals.

The following outline gives a breakdown of the original work program used to achieve these goals.

BASIC OUTLINE OF ORIGINAL WORK PROGRAM

1. Personal contact with community leaders
 - A. Inform them of upcoming presentation
2. Presentation of the scope of the project
 - A. Short introduction followed by slide presentation explaining the scope of the project. Question and answer period to follow the slide presentation
3. Collection of pertinent data
 - A. Maps of area
 - B. Photographs of buildings

- C. Building condition surveys
- 4. Design in the CBD
 - A. Drawing of all storefronts
 - B. Specifications for all owners to follow
 - C. Street furniture design
 - D. Traffic analysis
- 5. Final presentation
 - A. Presentation of work
 - B. Deliver drawings to store owners

1. Personal Contact with Community Leaders

This phase of the project dealt with establishing contact with influential persons in the community during the period from September to November 1971. The leaders contacted were the newspaper publisher Harold Dalrymple, the Mayor Paul Smith, City Councilmen and Pride Co-chairman Marv Feltner, the local banker, and influential businessmen in the community. At the first meeting the community leaders were given a brief description of the project. They were informed of the upcoming presentation where the businessmen and community as a whole would be informed of the scope of the project. Notification of the public of the presentation was left up to the community leaders. This was done through articles in the local newspaper and by personal contact between the leaders and members of the community.

2. Presentation of the Project

In February of 1972, a public presentation was given, by members of the project team, to the citizens of Lyndon. It consisted of a short introductory talk

followed by a half-hour slide presentation which explained the need for the project and how it was to be accomplished. Slides depicting the most common problems found in old business structures and several different types of design solutions used in other small town CBD renewal projects were illustrated in the presentation. The audience was also given examples of overall design coordination in the plans for the entire CBD with stress being placed on uniformity in storefront designs, street furniture and lighting. After the presentation, questions were received from those in the audience.

3. Collection of Pertinent Data

From November 1971 through February 1972, the collection of pertinent data relevant to the project was accomplished. This data includes: collecting maps of the area, photographing each building and evaluating the condition of each building in the CBD.

A. Maps of Area

It was desirable to collect all maps which related to street layout, land use and utilities. These maps were helpful in the study of alternate traffic routes and parking areas in the CBD area. The maps were also valuable as a source of information on building locations and the relationship of the CBD to major entrances into the community.

B. Photographs of Buildings

Photographs were used to develop drawings for each store. Each building was photographed from a head-on position for ease in measurement. Perspective shots were taken for character and placement understanding. The head-on photographs were enlarged and the drawings of the building were

drawn directly over the photographs. This method saved valuable time by eliminating the measuring of every detail on the front of the building.

C. Building Condition Surveys

Before a building design proposal can be implemented it must be made weather tight and physically sound. The emphasis here is that a building cannot be renewed by covering its defects. For this reason a building condition survey was done for each building that analyzed elements which affect a building's structural soundness. It also listed areas that were in need of attention, such as loose bricks, leaky roofs, broken glass and other specific problems of structural soundness. An example of the building condition survey used is found on the following page. It deals with three main areas: exterior, interior and the overall structure. The exterior includes condition of masonry, siding, chimneys and parapets and glass areas, while the interior category includes an evaluation of interior leak damage, foundation walls, floor type and condition and ceiling type and condition. Analysis of the type of construction, condition and type of columns and beams, exterior materials, number of stores in building, uses above the first floor, front dimensions, and the general appearance of the building are included in the overall category. These surveys merely identify the problems and guide the designer when making recommendations on upgrading the structure before the design is started.

Overall building conditions in Lyndon were evaluated as fair to good with three buildings needing extensive work. Several buildings were found to need only minor maintenance work with the majority of the buildings needing moderate maintenance to make them physically sound and weather tight. In

BUILDING CONDITION SURVEY

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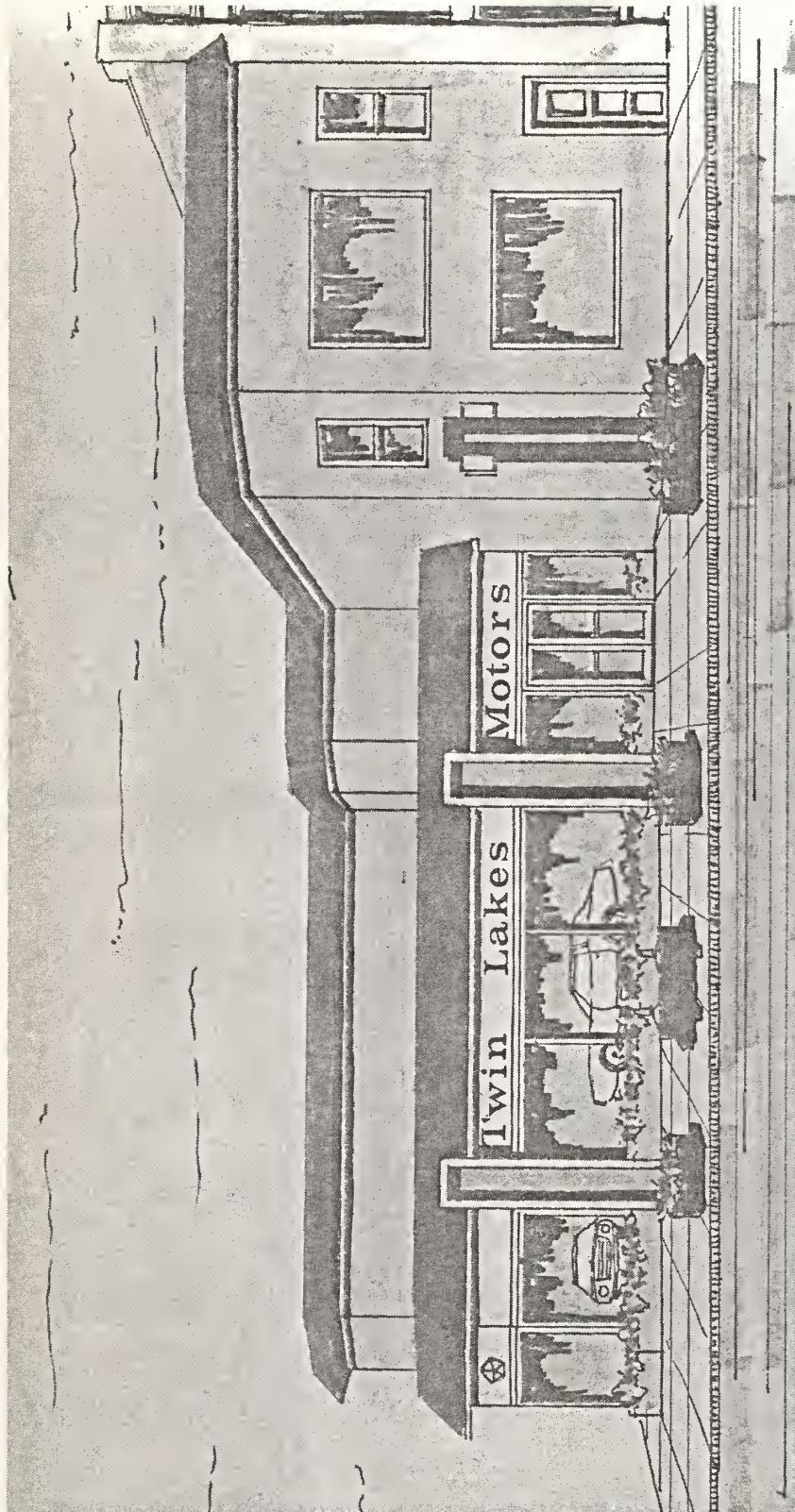
BUILDING 1 (Chrysler dealer)

EXTERIOR	TUCKPOINTING	B -
	CONDITION OF SIDING	B -
	CHIMNEYS AND PARAPETS	One C +
	GLASS AND GLAZING	B +
INTERIOR	INTERIOR LEAK DAMAGE	No
	FOUNDATION WALLS	C +
	FLOOR TYPE AND CONDITION	Concrete C +
	CEILING TYPE AND CONDITION	Mental Relieve B -
OVERALL	TYPE OF CONSTRUCTION	Stucco over Wood Frame
	CONDITION AND TYPE OF COLUMNS AND BEAMS	B - Wooden Beams
	EXTERIOR MATERIALS	Stucco
	NO. OF STORES	1
USES ABOVE 1st FLOOR		
FRONT DIMENSION		
NO. BUILDINGS OCCUPIED AND METHOD OF CONNECTION		1
GENERAL APPEARANCE		B -

WILLIAMS

Mobilgas Mobil oil





most cases the surveys identified the most common problems as leaky roofs, rotten wood trim and cornices. It also found that most brick and stone work were in need of tuckpointing and cleaning.

4. Design in the CBD

After the condition survey was completed, a physical design concept was established that was used as a guide in the design proposals in the CBD. The most important function of the design concept was the establishment of a design scheme which helped to unify various contrasting elements in the CBD. Emphasis in the design phase was to halt deterioration of the buildings in the CBD and conserve whenever possible the character of the individual buildings and the CBD as a whole.

A. Classification of Buildings

All of the buildings in the CBD were classified into three categories:

- 1) Buildings with inherent architectural character.
- 2) Buildings which had character, but over the period of years have lost most of it due to renovation and/or lack of maintenance.
- 3) Non-descript buildings which were solid, well built and functional but without design character.

In approaching the design of these buildings research was done to determine the year in which the building was built, the prevailing commercial style of the period and a photograph of the building in its original condition were acquired wherever possible.

The next step in the design process was to take into account the present function of the building. It was essential that the building function well and that the overall effect is helpful in attracting customers for the

products that the businessman is selling. This must be kept in mind especially when designing display and sign areas.

When a building was found to possess character, care was taken to preserve the building by renewing the structure to its original condition, using the existing detail as a base. If the building had lost its character, two approaches were taken. The first was to rehabilitate the building to its former design, when it possessed character, or adapt the building to a design solution that was reminiscent of the era in which it was built. The second solution was to adapt the building to a more contemporary design which would not conflict with the traditional buildings in the area. When a building is non-descript similar solutions were available to the designer. He either adapted the building to a traditional design that would blend with the details found on the other CBD buildings, or the building could be given a contemporary design which again would blend with the surrounding buildings.

When attempting to recapture the original character of a building, or working on a non-descript building with the intention of giving it a traditional design, the designer must be sensitive in his choice of materials and type of details to be added to the buildings. The designer must not indiscriminately attach to the front of the building details from the era the building was built, just to make the building look good. It is essential that when he adds details such as shutters, canopies, cornices, and other trim that he has an overall objective in mind. This objective should be the production of a design that not only functions well and looks good, but also is true to the original design concept which was established at

the start of the design phase.

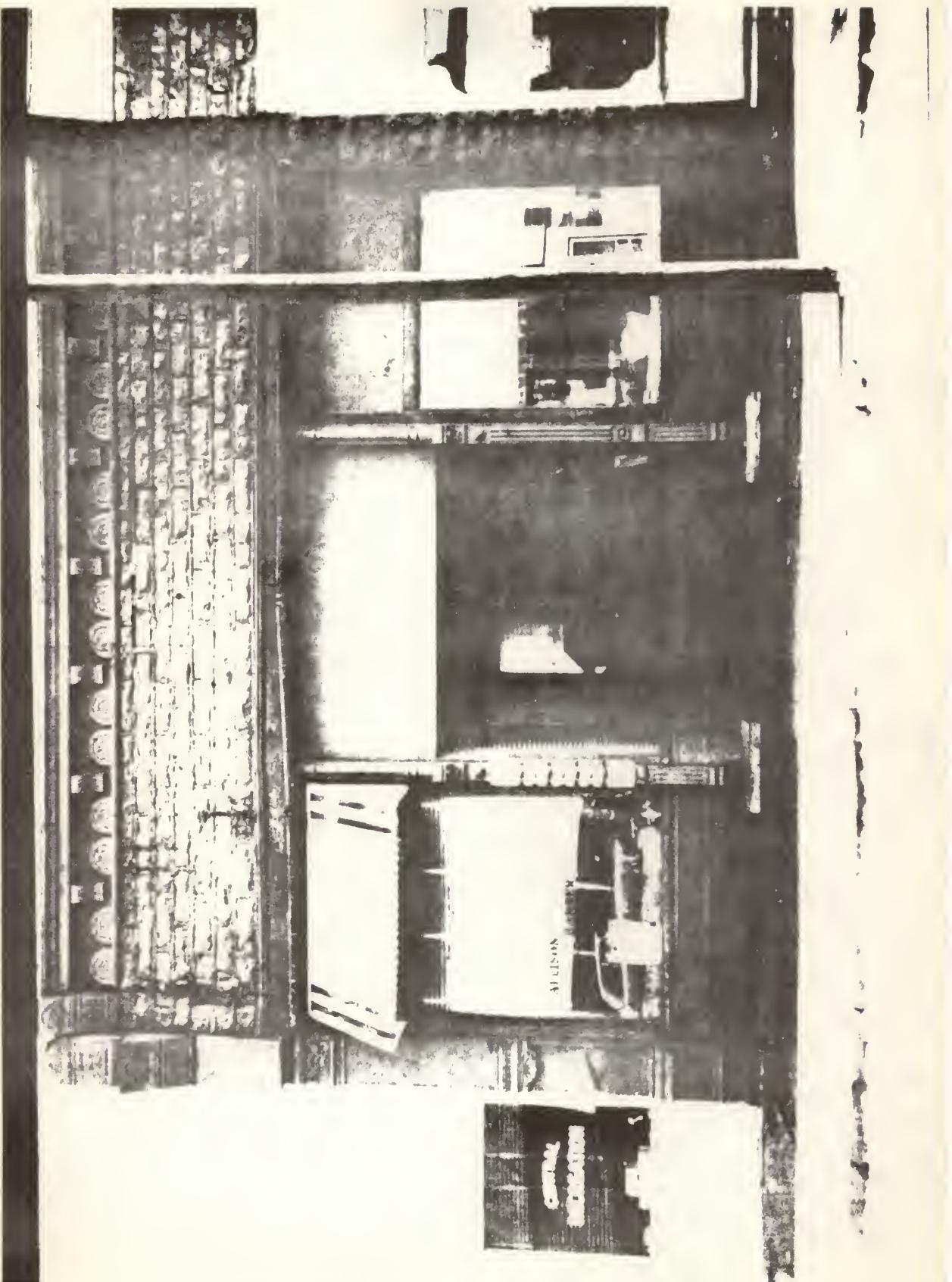
In designing a contemporary solution to a building several precautions must be taken. The designers must be selective in their choice of materials and the way the materials are used. The materials and the design cannot be allowed to conflict with the other traditional buildings or with the overall scheme for the CBD. These materials must complement or contrast with the materials used in the other buildings in the CBD. Examples of these different types of buildings and varying solutions are found on the following pages.

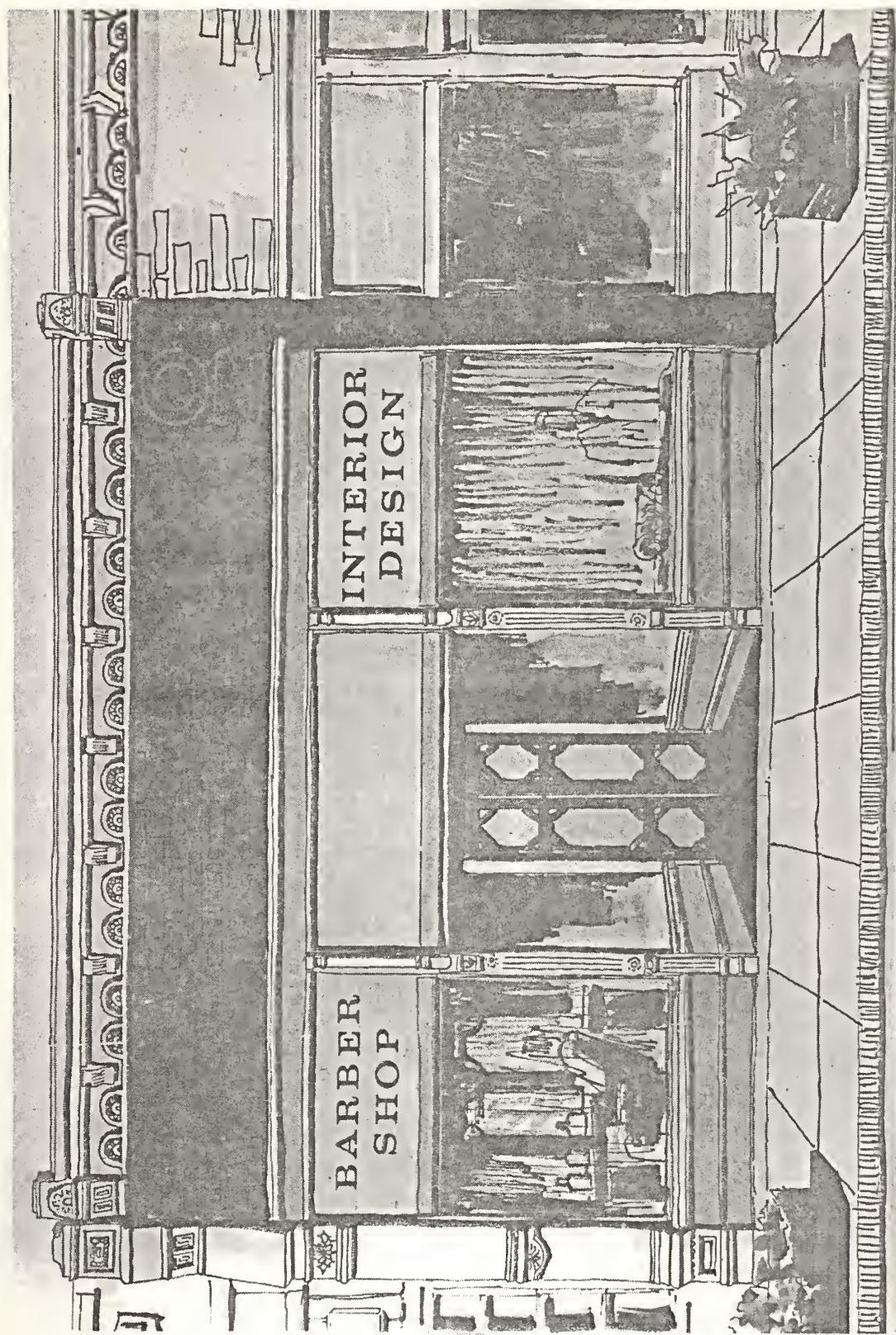
B. Interiors

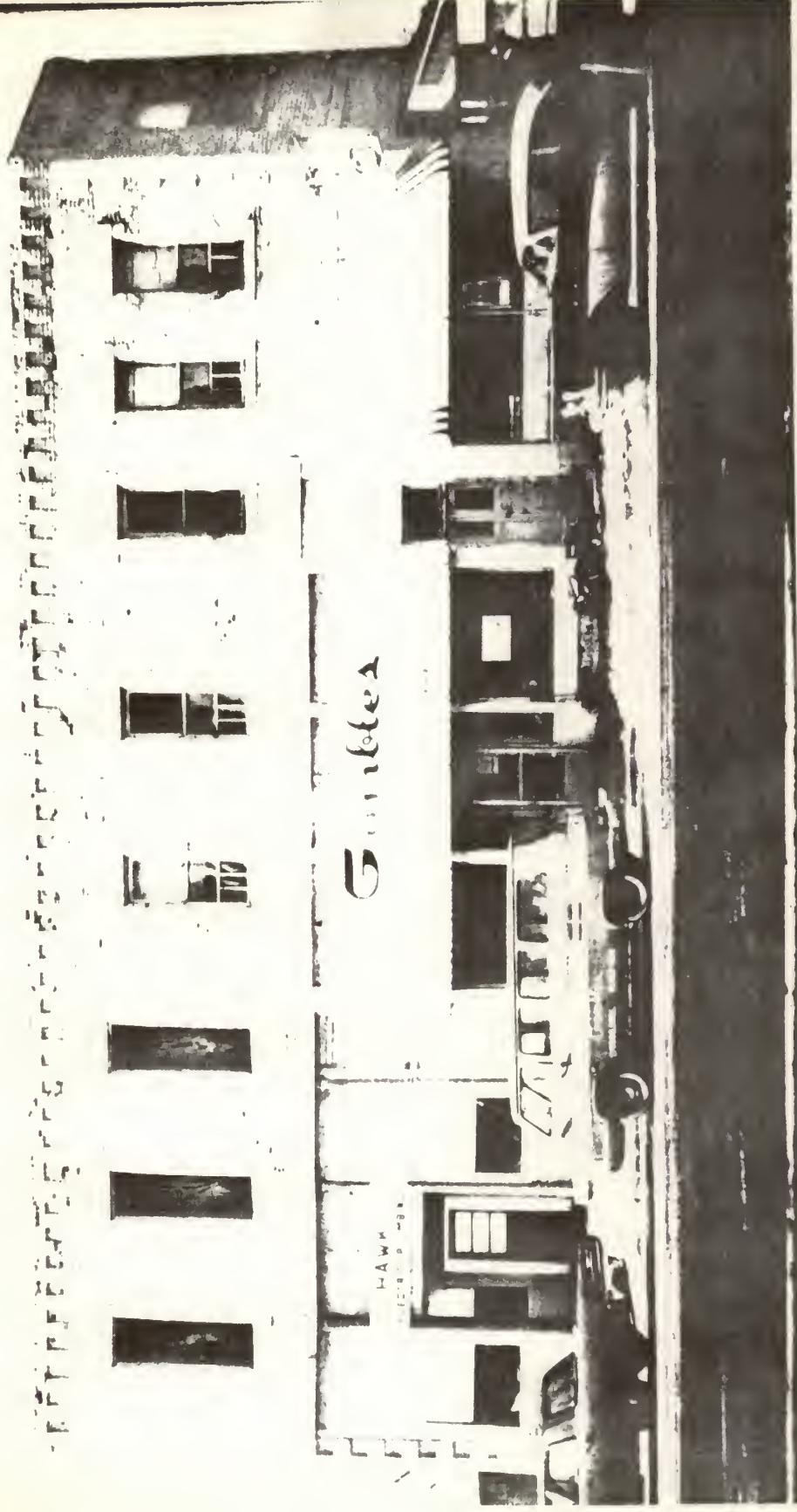
Although this project does not attempt to make design proposals for the interior of the stores in the CBD, this is, however, a most important element in the total renewal of this area. In designing the exterior of the building the designer must be cautious that the proposal does not hinder in any way the interior function of the particular business. Both the interior and exterior must relate if the design is to be a success. Despite the fact that this project is limited to exterior renewal of the CBD, it is important that the store owners be encouraged to renew the interior. No matter how attractive the exterior of the building might appear it must be remembered that the interior is where the sale has to be made.

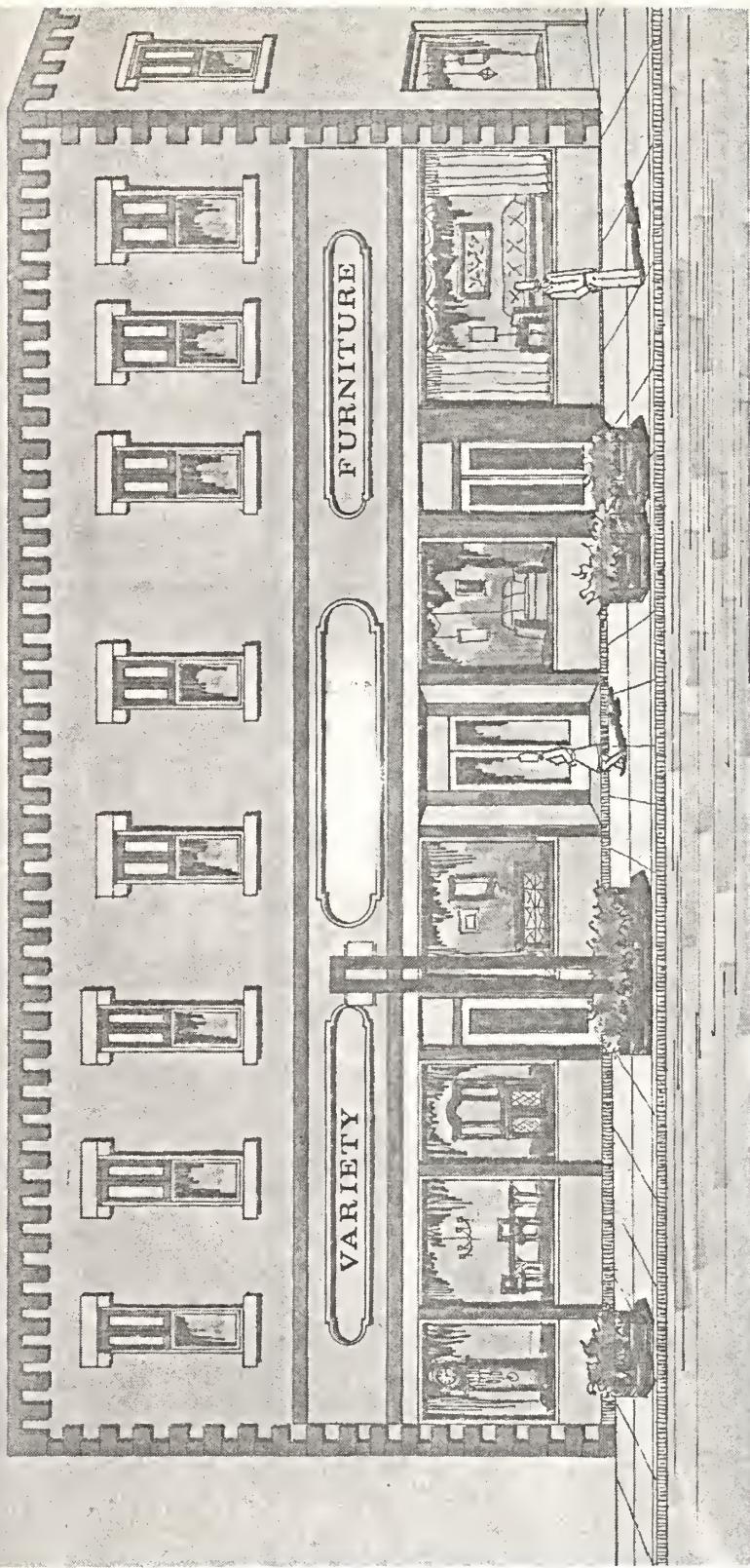
C. Mall

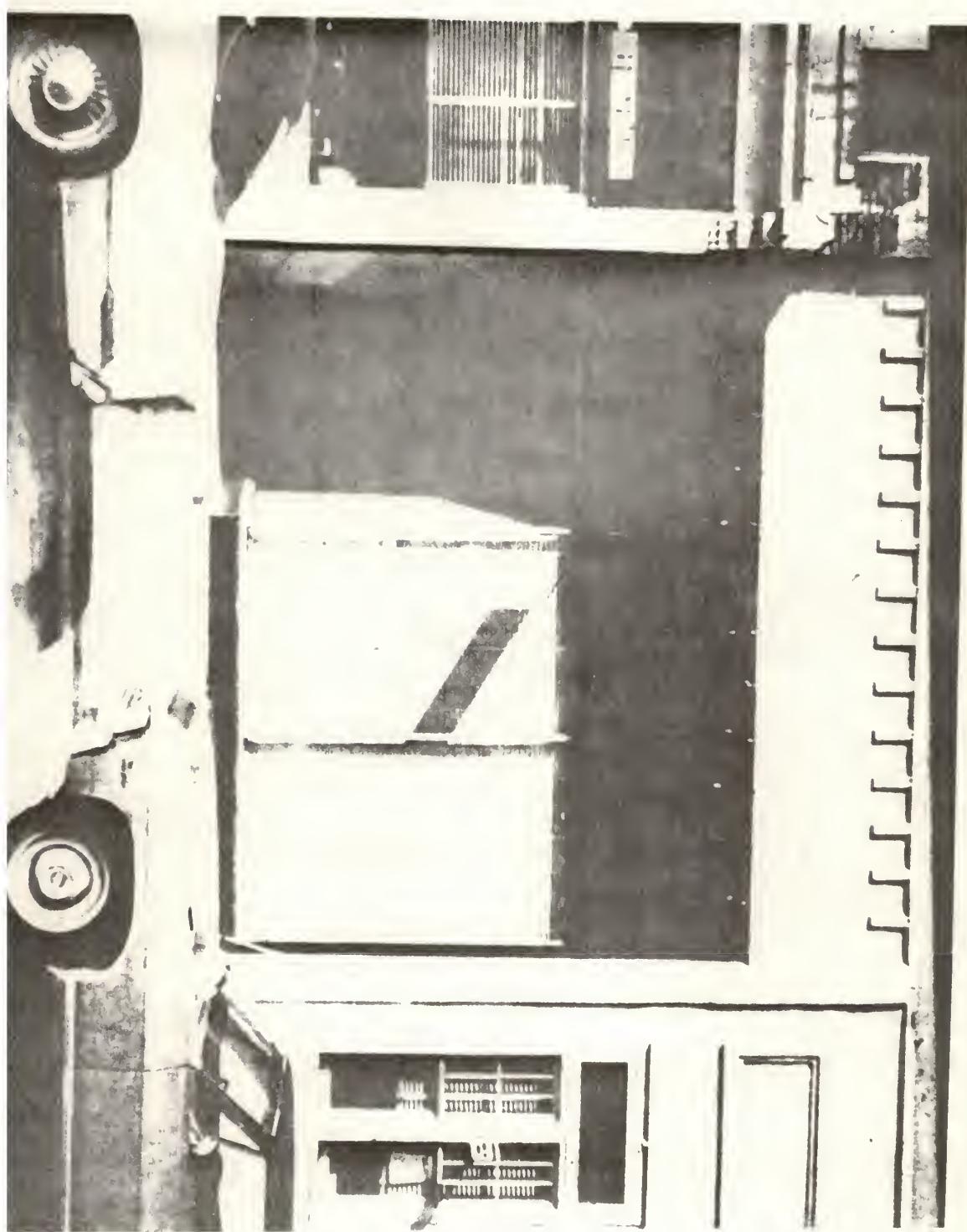
There are several considerations that must be analyzed before a mall can be proposed for the CBD. The two most important considerations in the analysis is the mall's effect on traffic, parking and the overall cost. It must also be decided whether or not a mall is even needed or would apprec-

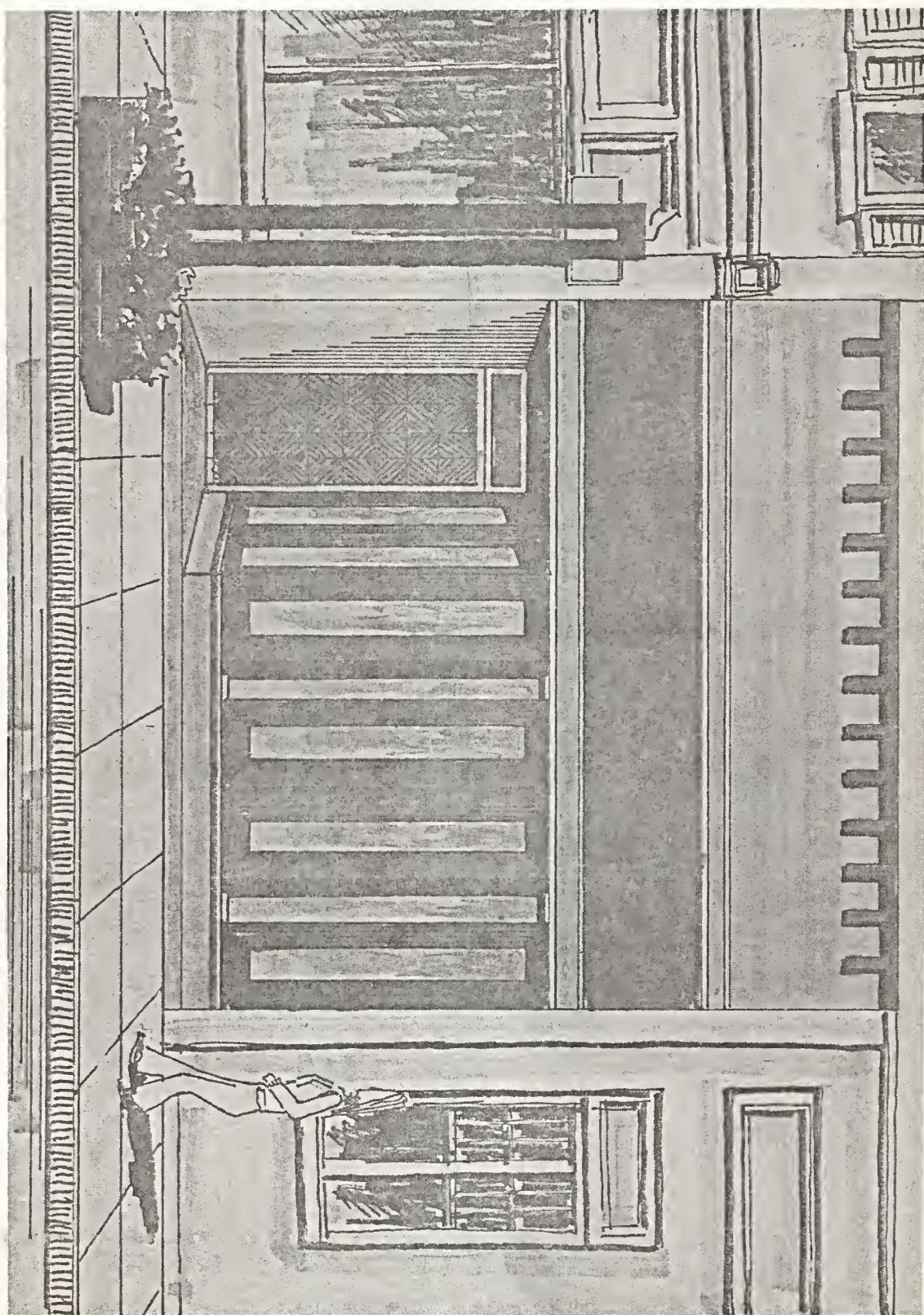


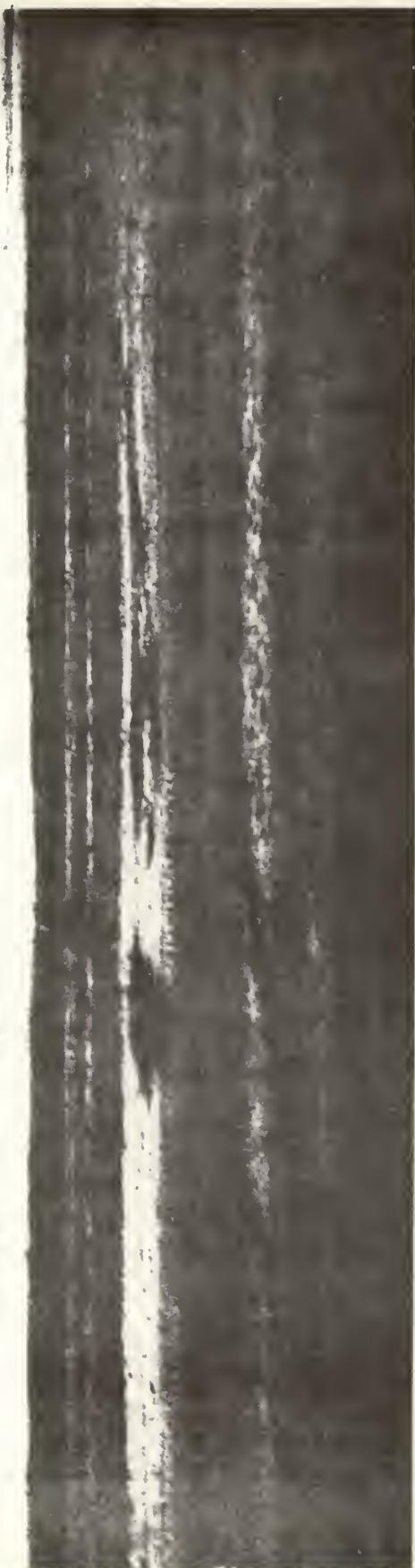


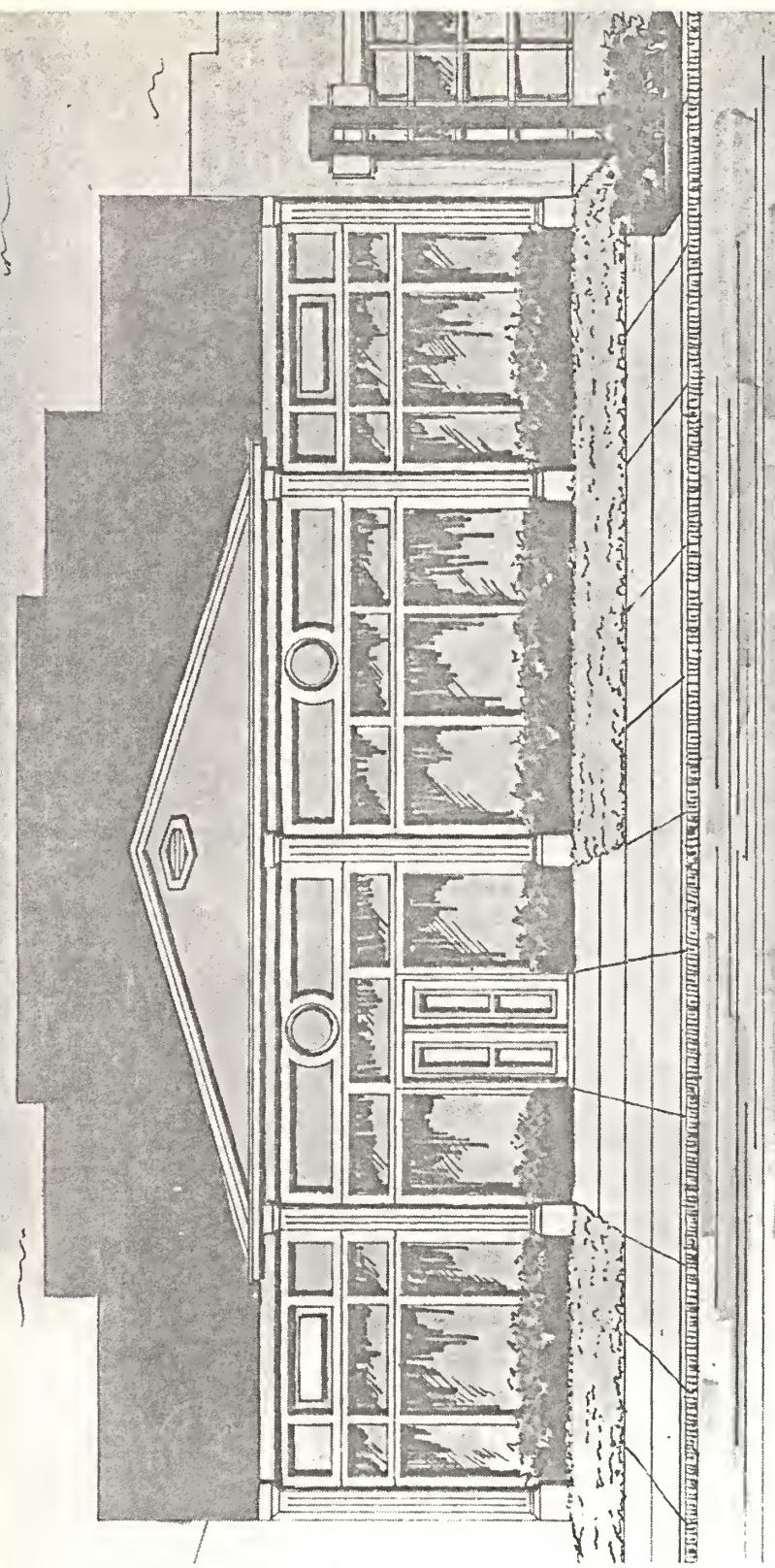


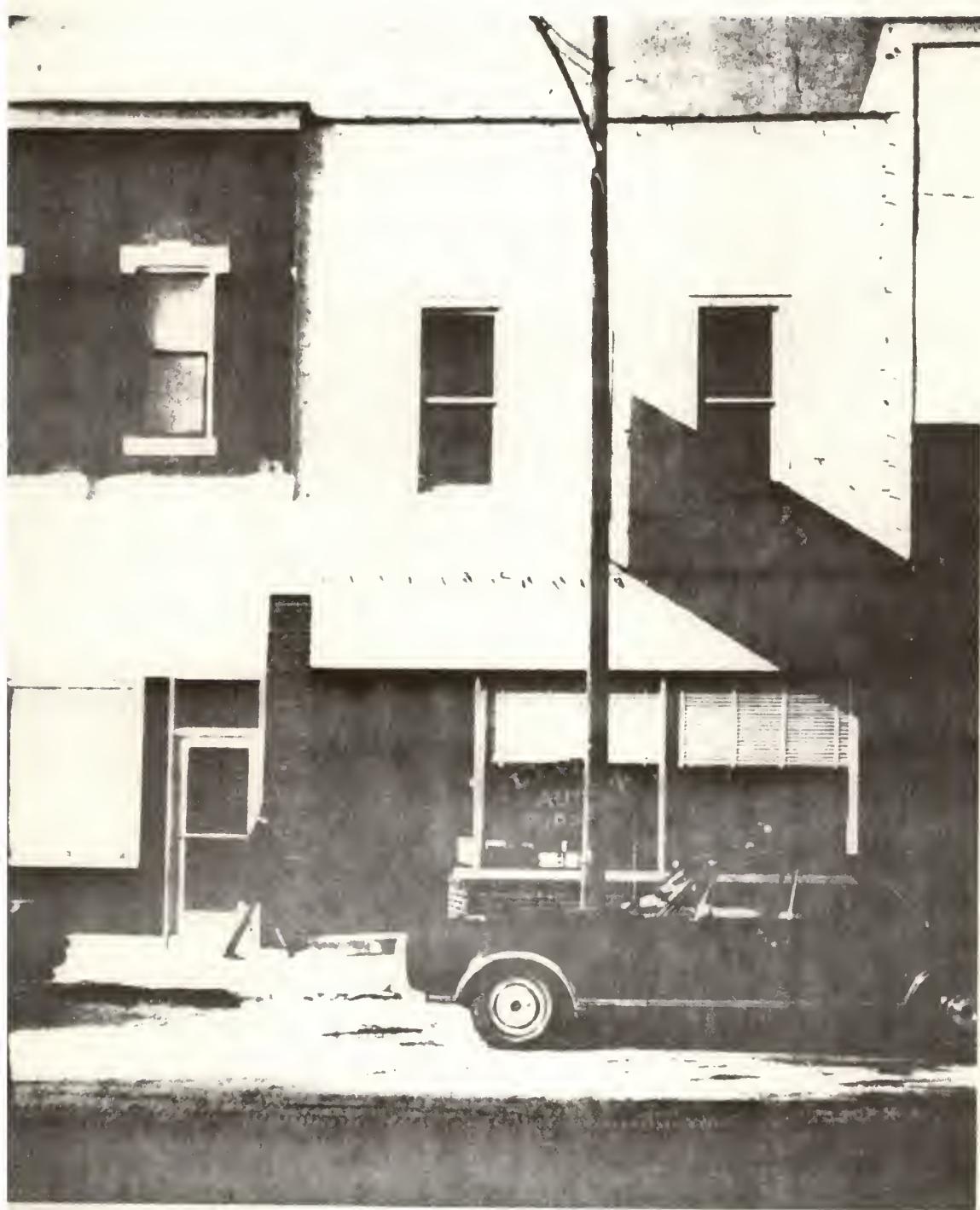


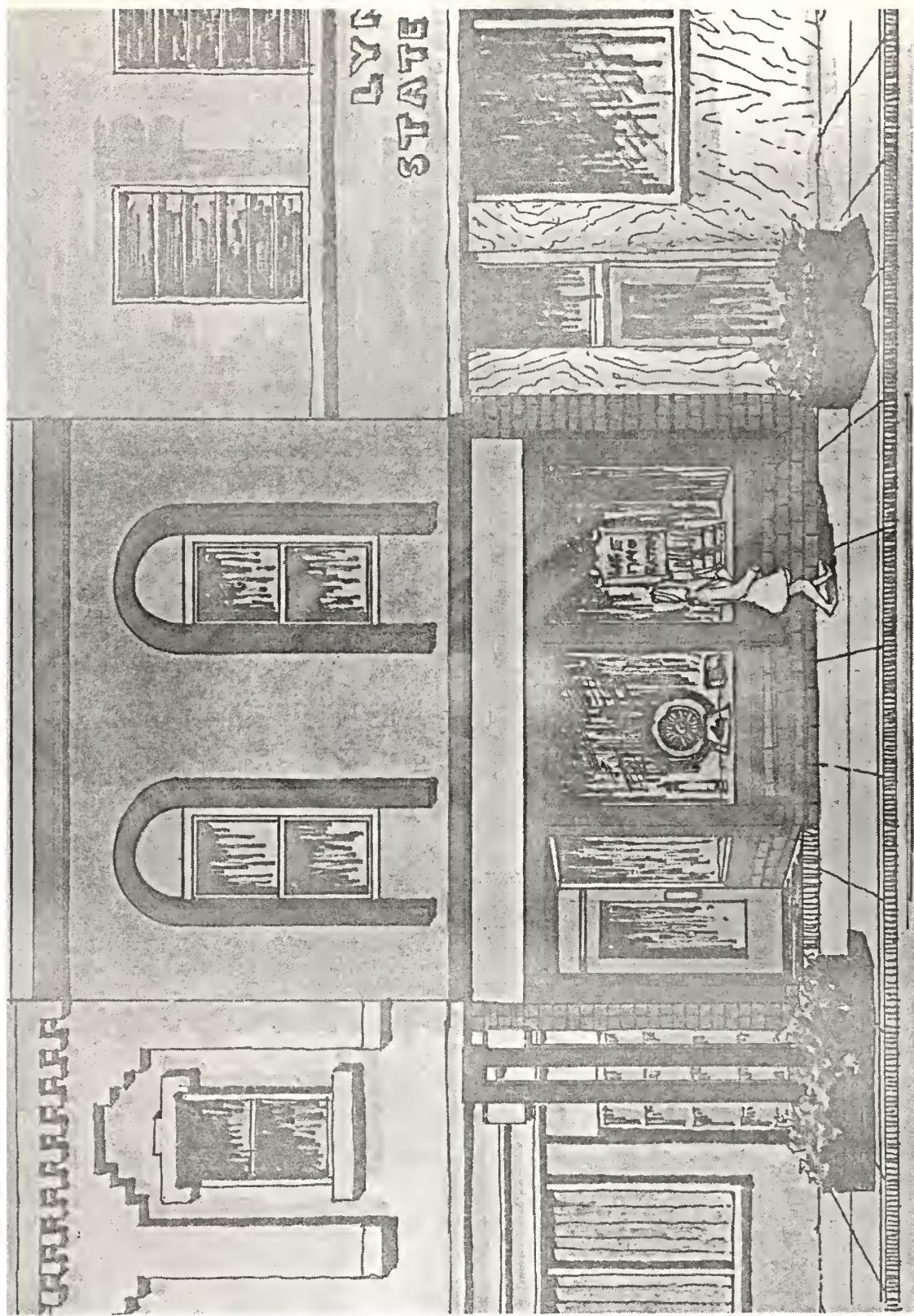












uably help business. Old business districts pose the greatest problems, since most of these areas have constant parking and traffic problems. Indirect costs associated with the mall can run almost as high as the cost of the mall itself. These indirect costs are usually in the form of razing structures near the CBD to provide off-street parking, parking garages, and new traffic routes around the area.

If after analysis it is shown that a mall would be feasible then the designer must be sensitive in his design proposal to the structure in the area. This proposal must compliment these structures and be a continuation of the physical design concept.

D. Sign Control

Sign control is an important part of the storefront design. It is most important to the overall design that the signs do not compete with each other or with the design of the building. Overhanging signs have a tendency to negate each other when many are displayed in a crowded area and they add to the visual confusion that strikes visitors as they approach the CBD. It is recommended that signs be confined to certain areas on the facade of the building and that they not be allowed to hang over the sidewalks. A particular style or styles of lettering must be chosen that will compliment and/or contrast with each other. The prime factors in choosing the style of lettering, size and area in which it will be confined is to make the signs positive elements in the design of the storefronts, so that the signs will be more easily seen by the prospective customer.

E. Canopies

Another problem facing the designer in creating a uniform design for the

CBD is the extensive use of different types of canopies. There are two types of canopies in common use in most CBD's, canvas and metal canopies. The canopies present a confusing scene to the visitor since most of the canopies are hung at different heights. In order to achieve a uniform design scheme for the entire CBD, it is necessary that all canopies relate. In many cases the canopies are hung too high to protect the shoppers from the weather or to keep the sun away from the merchandise in the display windows.

It is also desirable to recommend what type of canopy - canvas or metal - should be used in the CBD. In determining which type should be recommended, each type should be analyzed according to its advantages and disadvantages.

Advantages of the metal canopies:

- 1) It is a permanent canopy.
- 2) It requires little or no general maintenance.
- 3) Normal weather conditions do not deteriorate the material.

Disadvantages of the metal canopies:

- 1) It is not adjustable.
- 2) It is initially expensive.
- 3) It is difficult and expensive to repair if damaged.

Advantages of the canvas canopies:

- 1) The initial cost is low.
- 2) The canopy is adjustable to suit different sun and weather conditions.

Disadvantages of the canvas canopies:

- 1) It must be replaced periodically.
- 2) Few dealers handle and maintain canvas canopies.

- 3) The canopy, when down, is highly susceptible to wind damage.

Upon analysis it is apparent that both types of canopies have a similar number of advantages and disadvantages. It is up to the designer then to make a recommendation based upon overall design considerations.

F. Specifications

Specification sheets for each building were prepared to serve as a guide for store owners and contractors to follow in the implementation of their design proposals. These specifications were very general in nature and emphasized general design and maintenance recommendation found on each drawing. An example of the specification sheet and associated building will be found on the following pages.

G. Street Furniture

In producing a new environment for the CBD, street furniture plays an important role. Street furniture is the addition of benches, planters, trash containers, display panels and articles which are placed on the sidewalks and walls in the CBD. When designing street furniture the designer must be careful to design furniture that will blend and enhance the overall design concept used in the area. This is done by choosing materials and design motifs similar to those used in the storefront designs and canopies. Along with street furniture, well designed lighting should be introduced into the CBD area. The lighting should be designed to accentuate the building facades and provide lighting for both the streets and sidewalks. The emphasis here is not on providing great amounts of candle power, but on lighting that will be easy on the eyes, yet effective in highlighting certain areas of the CBD.

SPECIFICATION SHEET

CENTRAL RECREATION
LYNDON, KANSAS

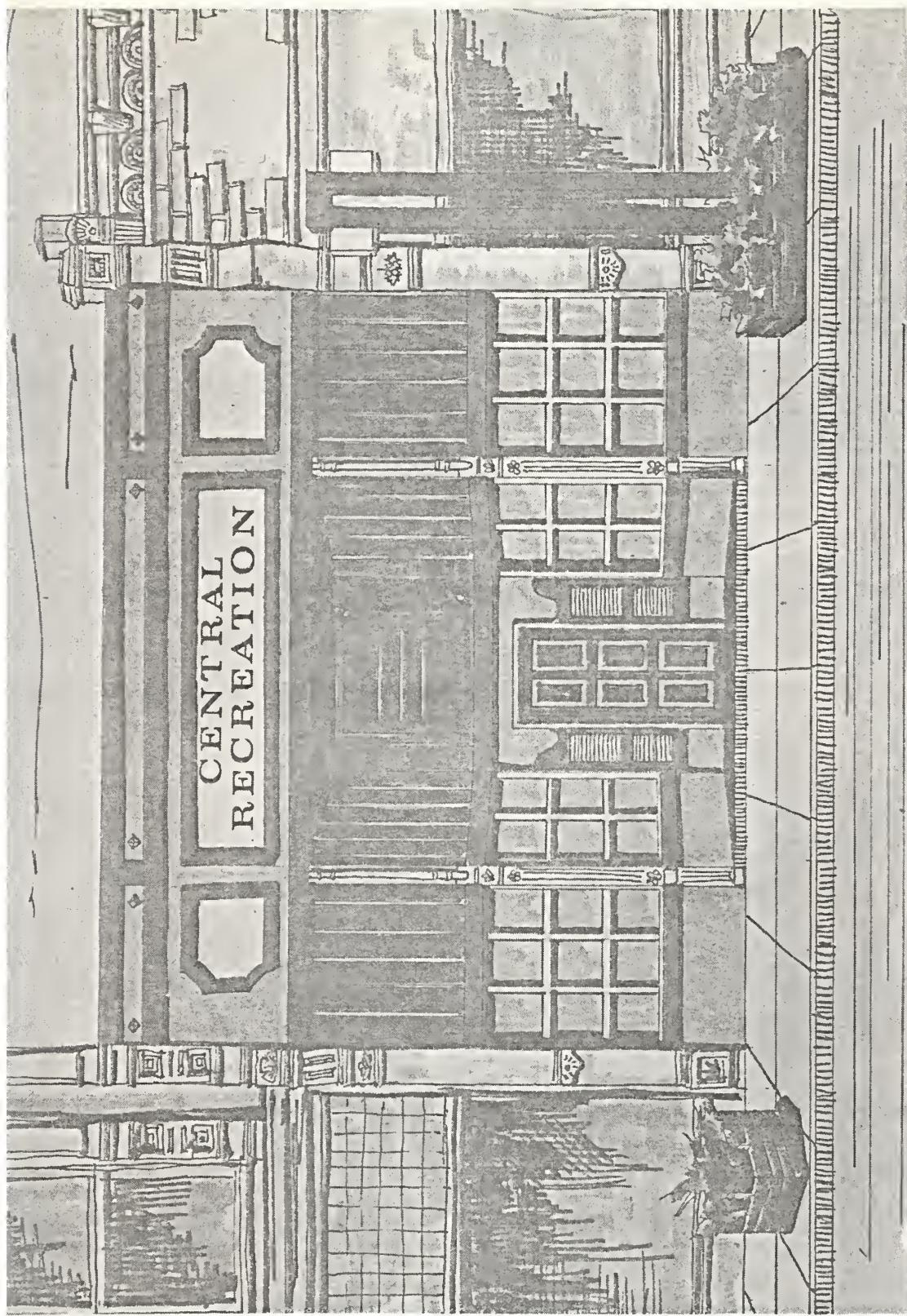
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SUGGESTED RESTORATION PROCEDURES REPORT

- I. General Building-Overall
 - A. Condition considered to be good.
 - B. Building in its present state is ready for restoration.
- II. Windows & Canopies
 - A. Construct window mullions as a removable framework, to be installed on the interior of the glass. Paint as directed on the building sketch.
- III. Paint (see sketch plan for suggested colors and locations)
 - A. Prepare surfaces to receive paint
 - B. Paint surfaces as indicated on sketch
 - C. Paint trim, mouldings, mullions, also as per sketch.
- IV. Details & Trim
 - A. Utilizing premade components, construct and install decorative wood trim and moldings as shown on sketch. Maintain similar character, size, and location for wood trim.
- V. Doors
 - A. Obtain new wood carved door with large brass hardware
 - B. Install shutters on either side of door, as shown on sketch
- VI. Major Renovation
 - A. Apply rough-sawn plywood panels over pre-applied furring strips, to facade of building.
- VII. Signs
 - A. Remove existing large sign from sidewalk area
 - B. Install 12" letters to building facade. Letters can be purchased, painted or made, to be a minimum of 12" high.
- VIII. General Comments

Paint colors are from the Sears-Roebuck color chart. Please feel free to use paint manufactured by any of the reputable companies. The color chips should be matched as closely as possible. Please do not attempt to match the colors of the sketch as these are only approximations of the color chips.





5. Final Presentation

In March of 1973 the final presentation was held in Lyndon. The presentation was of an informal nature relying on personal contact rather than giving a formal presentation to a large group. Individual business owners and citizens were encouraged in the week preceding to come to the News Herald offices to view the drawings and at this time they were asked to come back on the day of the presentation if they had any questions. On the day that the project team was in town several hours were set aside to talk to interested businessmen and community leaders. Along with a detailed description of the final recommendations general cost estimates were given by a professional cost estimator. It was again emphasized that only a local contractor would be able to give them definite estimates. At this time the possibility of a committee to handle the project in the future was discussed and the idea was accepted by the community leaders. It was also emphasized at this time that with continued effort on the part of community leaders the project had a good chance of being implemented but without this support the future is dubious.

GENERAL DESIGN RECOMMENDATIONS FOR LYNDON

1. Buildings

The design recommendations for Lyndon were developed through close adherence to the criteria found in the previous section. Approximately 60 percent of the buildings in Lyndon's CBD are one floor structures with the remaining being two floor structures. All of the two floor structures fit into the first two design categories: buildings with character and buildings which once had character but have lost it over the years. For the most part these buildings had extensive

detail on the second floor facade reminiscent of the turn of the century commercial styles. After completing research on these buildings all but two of the buildings were designed using a traditional architectural style as a base. The design recommendations entailed the replacement of missing or rotted detailing and new color combinations were chosen. These design recommendations also reflected the contemporary function the building now serves.

Most of the one floor structures possessed little architectural detail and would be considered non-descript or buildings which had lost most of their character. As in the two floor structures, most of these buildings were designed in the traditional style reflecting client preference.

Canvas canopies were recommended for the area due to client preference and since canvas achieved the desired design effect for the CBD. They were also chosen for their versatility and because Topeka is close enough to provide dealers and proper maintenance for the canopies.

Street furniture recommendations included new light standards and fixtures, two types of planters, and benches. All of the street furniture is made of redwood and is designed so that it can be easily made at low cost by local craftsmen. Redwood was chosen because it relates well to the proposed designs for all of the other elements in the CBD.

2. Parking

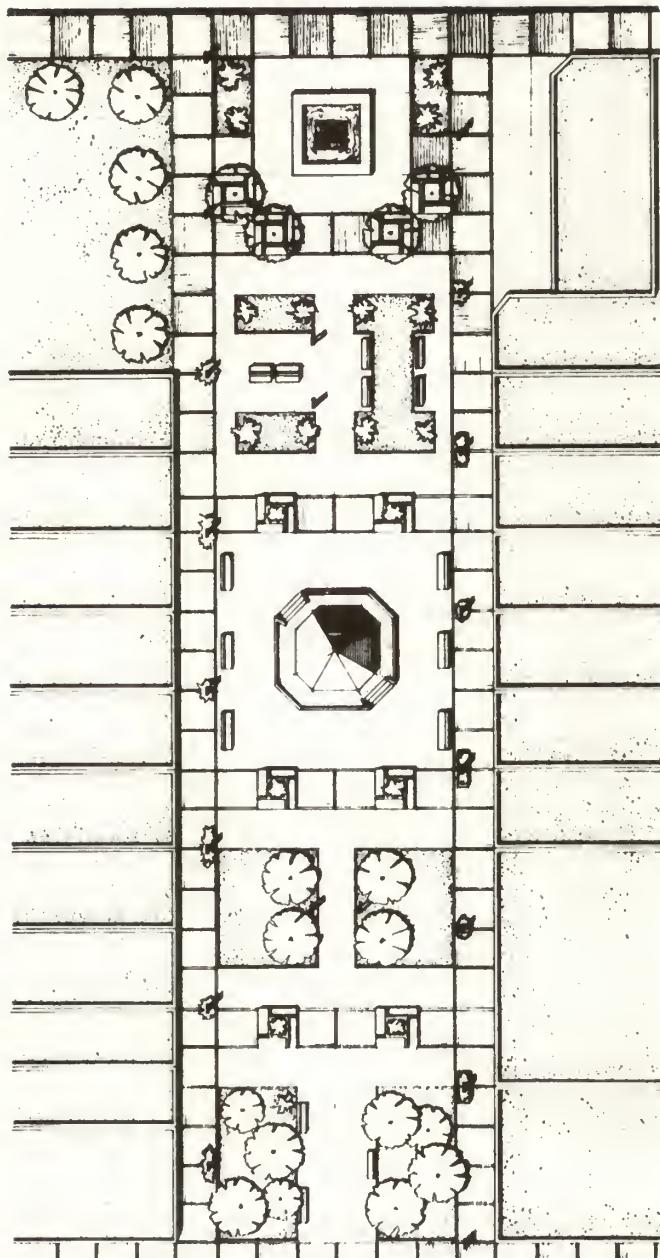
Since Highway 75 cuts directly through the CBD, traffic and parking problems on Topeka Avenue cannot be solved at this time. Due to highway width standards

parallel parking on Topeka Avenue is necessary. This situation will change within the next five years when a new highway will bypass Lyndon. In the meantime, it is recommended that parking problems can be solved by off-street parking behind the stores, and off Topeka Avenue to the south of the CBD. Off-street parking behind stores will necessitate the renovation of what has been the rear of the stores to provide attractive entrances that will be convenient to the new parking areas. This new off-street parking will only be used to a limited degree in the near future since there are many residences located on the lots behind the businesses. When the new highway bypasses Lyndon, this will allow parking changes along Topeka Avenue. At that time, angle parking on both sides of the street will considerably increase parking places without any additional cost to the city. To fully solve these parking problems it may be necessary in the near future that a comprehensive study be done on this problem.

3. Future Plans

Future recommendations for the CBD will be affected by the highway bypass. The highway bypass will allow the 600 block of Topeka Avenue to be made into a paved mall. This block was chosen since it is the only block that has business buildings in large numbers on both the east and west sides of the street. Proposals for the mall do not include costly items such as steel canopies or impressive sculptures and fountains. Redwood will be used on all structures and will be used between slabs of concrete to continue the style throughout the mall. The mall was designed as a meeting place which will lend itself to community activities plus offer a pleasant area in which to shop. Previously designed street furniture will again be used with a number of additional pieces

6th st.



7th st.

Projected Mall
600 Block, Topeka Avenue Lyndon, Kansas

Scale 1" : 20'

being added. There will also be a combination planter and bench which will be used around the trees and can be easily and inexpensively built. A gazebo will be included in the center of the mall and will serve as a focal point for activities in the area. On either end of the mall there will be directional signs which will direct the motorists to the CBD and parking areas. On the Sixth Street side of the mall, which will serve as the new entry into town from the highway, a small sculpture and fountain will serve as a focal point of the entrance to the mall.

EVALUATION OF PROJECT1. Communication

Initially the approach taken in Lyndon did not vary from the original outline until the collection of pertinent data was finished and the design work started.

In Lyndon, these first three phases of the project did not succeed as originally planned. Lyndon was the first town in which the presentation was given and it was not considered very successful. This was not due to the quality of the presentation but the lack of attendance and apparent lack of public interest. This problem can be traced to the initial contracts with the community. The project team depended solely on the community leaders to stimulate interest in the upcoming presentation. This was done through several articles in the local newspaper informing the local citizens of the event. There was little personal contact with local businessmen asking them to attend, nor were signs posted in public places and businesses. Consequently, the presentation, which was intended as a means of informing a large number of people, was seen by only a few.

This impersonal and detached approach was used throughout the first several months of the project. In July, the personal contact approach was begun in Lyndon by this author. At this time, the project was still in the initial design phase with only three design proposals completed although one of these proposals had already been implemented by Harold Dalrymple, the publisher of the News Herald. Community interest began to develop after the design proposal for the News Herald building was executed, and several more store owners expressed an interest in renewing their buildings.

This personal approach entailed the contacting of individual businessmen and building owners to inform and update them on the project. Many of the businessmen and owners were found to know little of the project and had to be informed, in detail, of the scope of the project and its implication to them and the community. In some cases, the owners had to be sought at their homes. Before approaching each owner, some information about his means and attitudes were solicited from the newspaper editor. This information was helpful in knowing how to deal with the owner and what advantages of the project to emphasize.

In almost all cases, the owners became very receptive to the project, after a short discussion. During these interviews the owners admitted that the formal presentation was not as valuable as spending a half hour individually talking with a member of the project team. These interviews were helpful in the preparation of the drawings since the feedback received gave an indication of what the owner wanted and how extensive a renewal effort he was willing to implement. This last fact is important to know when designing the storefronts and CBD proposals since it helped the designer to be realistic in his designs. The project was not meant to produce architectural masterpieces that could not feasibly be implemented by the owner.

In evaluating this project, it is important to use hindsight in regards to how it should have been approached if it were to be done over again. In analyzing the goals and objectives of the design phase of the project, it is apparent that the goals were of modest proportions and were not addressing themselves to the entire gamut of problems facing small communities. The goal of

the project was to develop storefront designs and CBD proposals in Lyndon's CBD and to guide the community's leaders in this direction.

2. Initial Contact with Community Leaders

In analyzing the approach taken in the project, it is found that the project was too detached from the community to be completely effective. This is evident when we analyze the presentation stage of the project. The presentation was meant to draw the community leaders, store owners, and the local citizens. Due to the lack of pre-presentation information and personal contact with store owners there was poor attendance from all of these groups. Again, the failure of the project was an aloofness displayed by the project team since they only dealt with a few selected leaders. Instead of guiding these leaders in how to solicit community cooperation, the project team left this responsibility entirely up to the leaders.

A solution to this problem would be to contact as many leaders as possible in order to inform them of the importance of this presentation. Also, it would have been important to contact as many businessmen as possible and inform them of the relevance the project had to them and the entire community. In order to inform the general public, the newspaper is important, but there should be emphasis in other areas such as posting notices in public places and contacting civic and other local groups for their cooperation. This approach would have drawn a large group and would have afforded an opportunity to get other civic groups involved.

3. Presentation of Scope of Project

There seems to have been few faults in the original presentation of the project. It did a good job of informing the public of the need for this type of project by illustrating common problems found in most small town business districts. It demonstrated the different types of solutions that can be used in attacking these problems and how the whole CBD will attain the desired coordinated look after the project is implemented. This was done by using solutions that have been implemented by other communities.

Determining the needs and wants of the store owners within the CBD should be the next phase of the project. This could be started immediately after the presentation. After the question and answer period has finished, the meeting should be retired to a refreshment area where the project team could speak more informally and with interested citizens. At a later date, all the business owners should be contacted and asked for suggestions regarding their own particular buildings and for the CBD in general. If these two approaches are handled correctly, the objective of finding out the wants and needs of the community should be attained.

After taking photographs of the buildings and surrounding area and completing the building condition survey, the CBD storefront designs should be started. These designs should reflect the feedback received in the community and the designers' overall scheme for the CBD. Only if these designs are done with a realistic approach to each solution will the design have a chance of being executed. This means that the designs should reflect the financial means and

the needs of the business owners.

4. Implementation

When the designs are completed for the CBD, it is necessary that each store owner receive an explanation of the recommended design solution for his building and an explanation of how it fits into the overall scheme recommended for the CBD. In addition to the design proposals, each owner should be given a rough cost estimate so that he is aware of what resources he will need before he can execute the design. It must be emphasized here that only contractors and craftsmen are able to give a meaningful cost estimate. The community leaders should also receive information regarding the design of street furniture, planters, and lighting.

Recommendations to the local leaders that a committee be formed to administrate the project was the final phase of the project. At least one member of the committee should be completely familiarized with the reasoning and objectives behind each design solution. This will provide the community with at least one individual who is familiar with the scope of the project and will be able to guide with reasonable knowledge, contractors and other community leaders. The committee responsibility will be to keep the project recommendations and drawings intact. Each store owner will be able to use the material when necessary, but the material will be returned after it is used. Rather than having the drawings and recommendations scattered throughout the community, this will help keep the renewal functioning smoothly. If a building should change owners before the design is implemented, this procedure will insure that the designs

will be available to the new owner. All renewal material should be the property of the city - not the building owners. This approach will enable the committee at any time to evaluate how the renewal is progressing in relation to the ultimate goals.

OUTLINE OF IDEAL DESIGN APPROACH

1. Initial contact with community leaders.
 - A. Inform leaders of the importance of the presentation.
 - B. Guide them in informing the Chamber of Commerce and other local leaders of the presentation.
2. Presentation of scope of project.
 - A. Use visual aids.
 - B. Question and answer period after slides.
 - C. Personal contact after meeting to talk informally to interested persons.
3. Collection of pertinent data.
 - A. Personally explain to each owner the scope of the project and how he will be effected.
 - B. Collection of maps and building condition survey.
 - C. Photographs of each building in CBD and the CBD area.
4. Design recommendations.
 - A. Analysis of pertinent data.
 - B. Develop CBD physical design concepts.
 - C. Drawings of all storefronts.

- D. Recommendations for interior design and show window development.
 - E. Design of street furniture.
 - F. Recommendations for parking and traffic flow.
5. Implementation.
- A. Explain each design with the appropriate building owner and the overall design of CBD to community leaders.
 - B. Set up a committee to administer the project recommendations.

CONCLUSION

This project is not meant to be a panacea that will cure all of the problems which plague small communities but as a partial solution to two problems. The first problem is the deterioration of the CBD in Lyndon; a problem that is the major area of the project. The second problem is stagnation and lack of progress in small communities. Certainly, if the project is implemented, it will make Lyndon a more pleasant place to live and shop. It is hoped that the project will offer the citizens of Lyndon an opportunity to work together toward a specific goal. Once the community takes this step, it may generate confidence to confront the other problems that it faces.

APPENDIX I

The Lyndon, Kansas CBD renewal project referred to in this report is financed under Program Impact, one of the Community Services and Continuing Education Programs through the Department of Health, Education, and Welfare, U.S. Office of Education, along with Lyndon's local contribution of \$700.

This program consists of Graduate Students and two Professors in the department of Regional and Community Planning at Kansas State University. Professor Raymond Weisenburger is the project director. Graduate Assistants were:

Project Teams	
<u>1971-1972</u>	<u>1972-1973</u>
Charles T. Badrick	Diane Y. Connolly
John W. Cannon	Terrence Conrad
Chung T. Chang	John E. Hedeen
Chan C. Cho	Michael E. Hunt
Kenneth G. Ebert	John J. O'Connell
William C. Fronick	Kathryn A. Ransom
John J. O'Connell	Behrooz Shams
Steven F. Randle	Michael S. Spangler

There were two distinct areas to the overall program: design proposals for the CBD and sales retention studies. These two areas of study were initiated for five small Kansas communities of which one was Lyndon. This report only deals with the CBD design proposals for Lyndon.

This author assumed the responsibility for the CBD design proposals in May 1972, 7 months after the project was initiated. Up until this time several

members of the 1971-1972 project team, including this author, had worked on the project through the collection of pertinent data phase, as outlined in the original work program.

An outline of the entire CBD designs for Lyndon, would be helpful to a full understanding of this phase of the program.

Approximate dates of events

September 1971 through November 1971 - Initial contact with community leaders (most of these contacts were made by Raymond Weisenburger, William Fronick and Chuck Badrick).

February 1972 - Presentation of the scope of the project (William Fronick and Charles Badrick gave most of the presentation).

November 1971 through March 1972 - Collection of pertinent data (the majority of the data was collected by Chung Chang, Charles Badrick, John Cannon, Kenneth Ebert, and this author).

May 1972 - Date when this author assumed responsibility for design work.

July 1972 - Personal approach started.

May 1972 through December 1972 - Design in the CBD (all designs in the CBD were done by this author).

March 1973 - Final presentation (Don Simcox gave general estimates, John Hedeen, Michael Spangler and this author held informal talks with leaders and businessmen).

April 1973 - First meeting with CBD renewal committee (Raymond Weisenburger, Kathryn Ransom and this author were present).

APPENDIX II

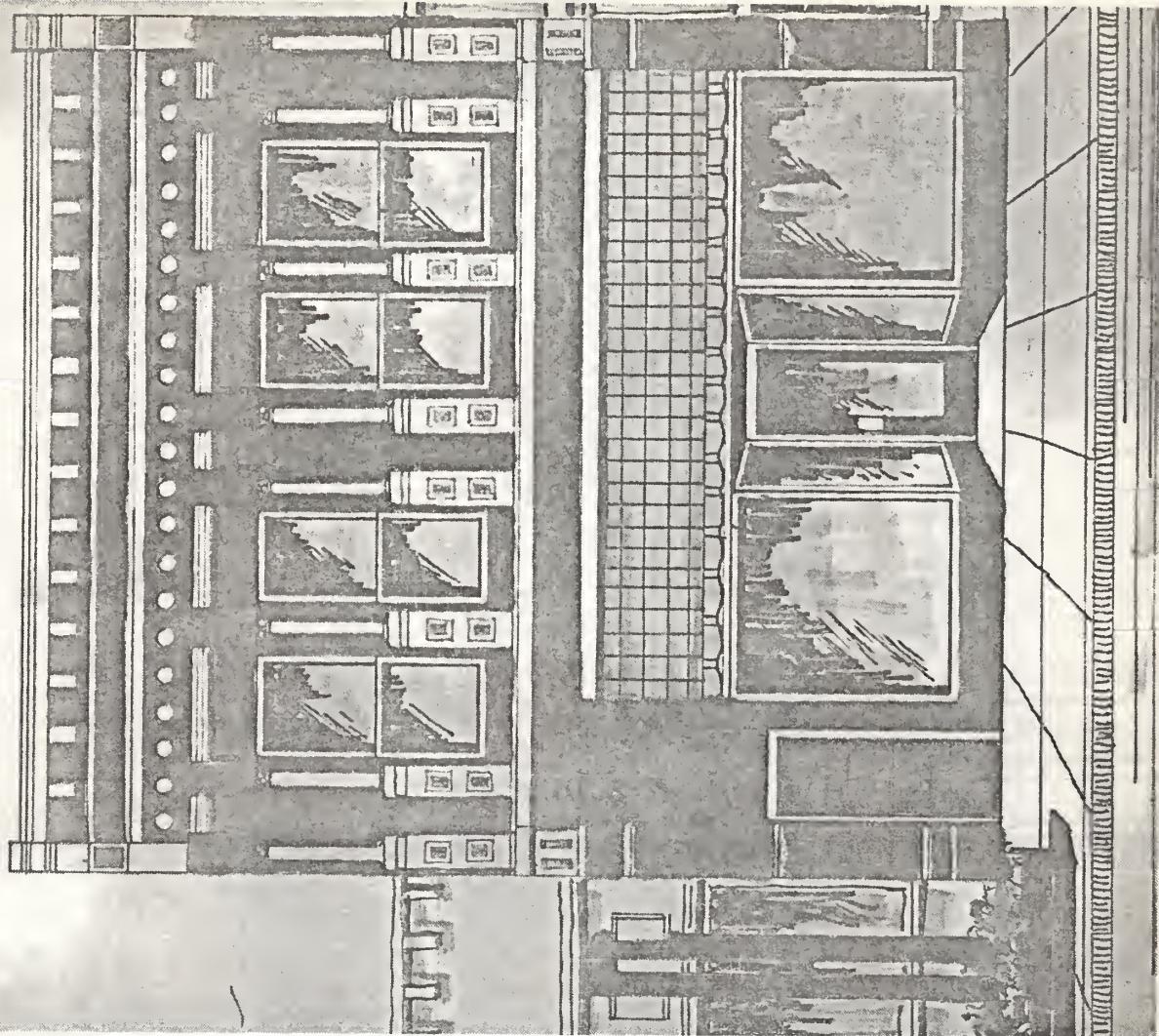
The following design proposals are grouped into five sections.

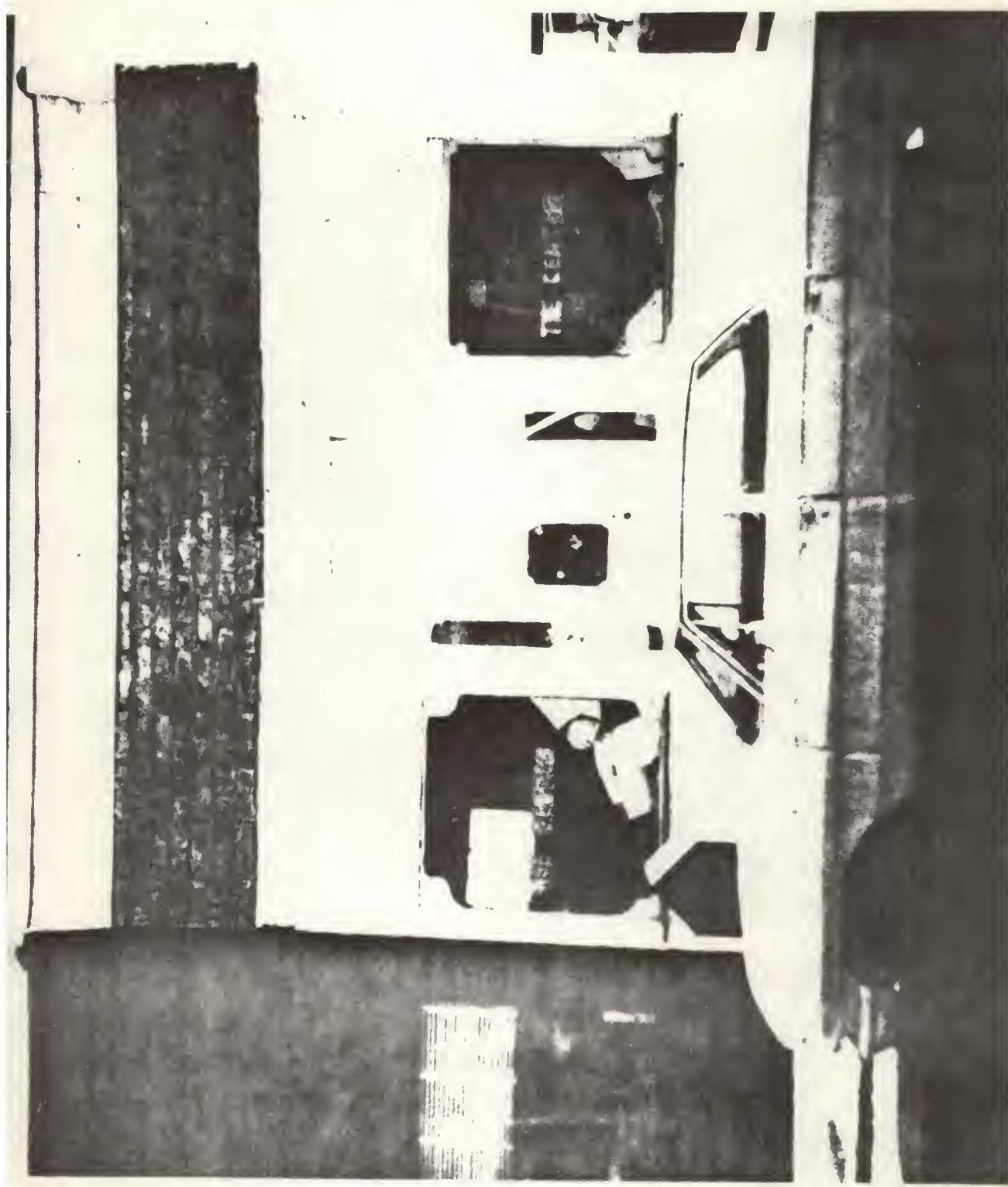
- 1) Buildings which possessed architectural character and the corresponding design proposal using this character as a base.
- 2) Buildings which had character, but over the period of years have lost most of the character, and the corresponding proposal renewing the structure with a traditional design.
- 3) Buildings which had character, but over the period of years have lost most of the character, and the corresponding proposal adapting the building to a contemporary design.
- 4) Non-descript buildings, with corresponding proposals renewing the structure with a traditional design.
- 5) Non-descript buildings, with corresponding proposals adapting the building to a contemporary design.

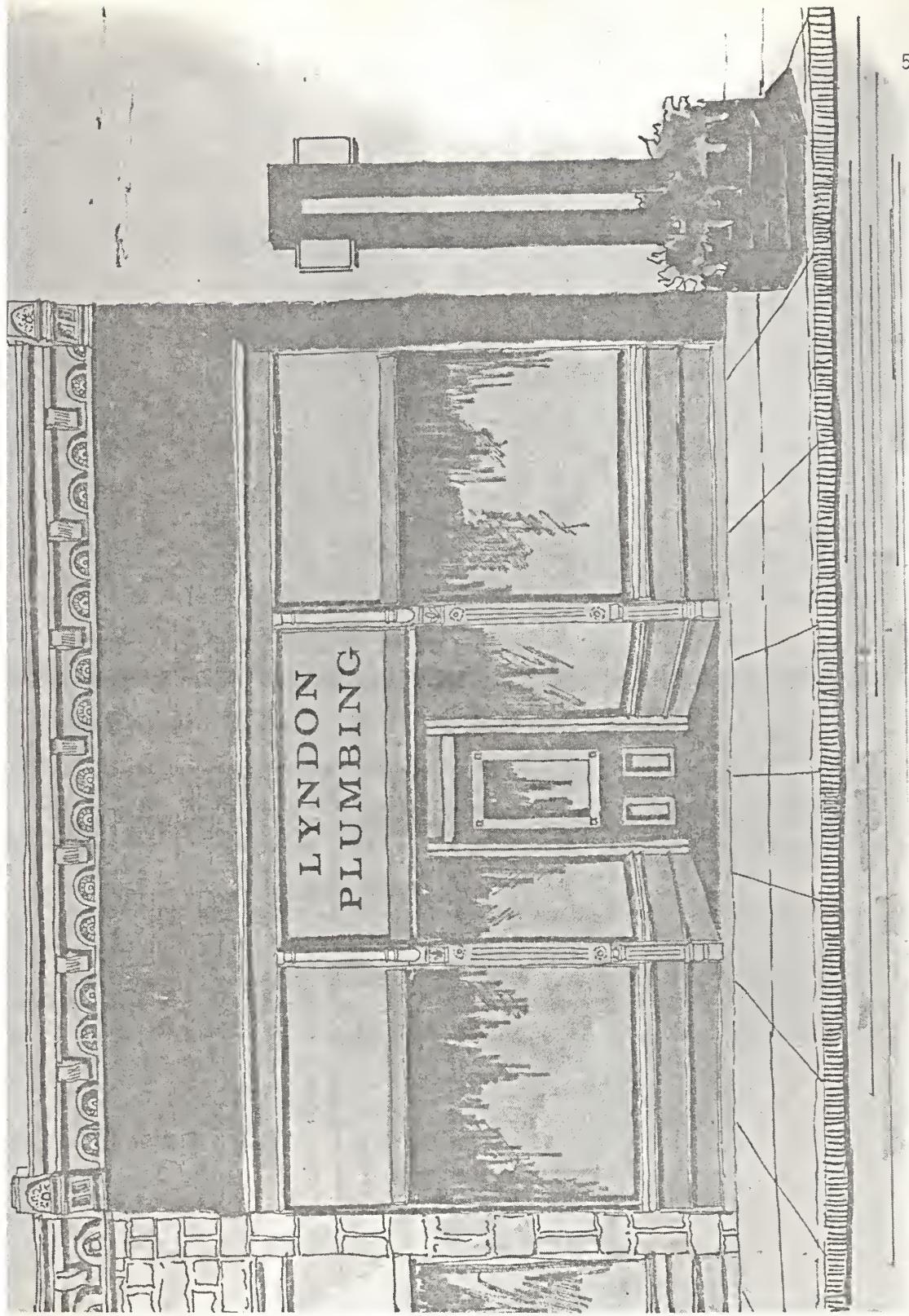
SECTION I

The following buildings possessed architectural character and the corresponding design proposal using this character as a base.

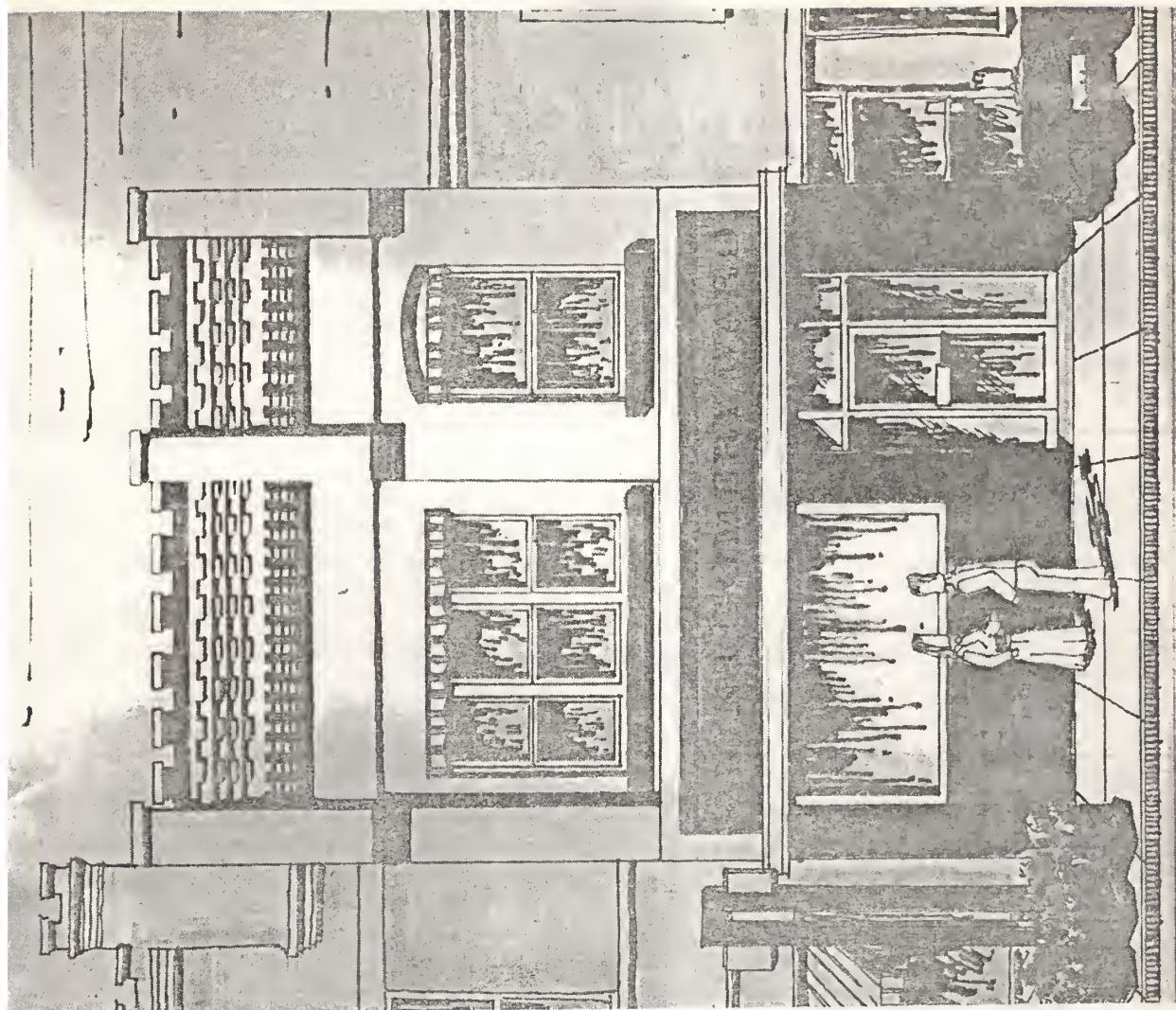




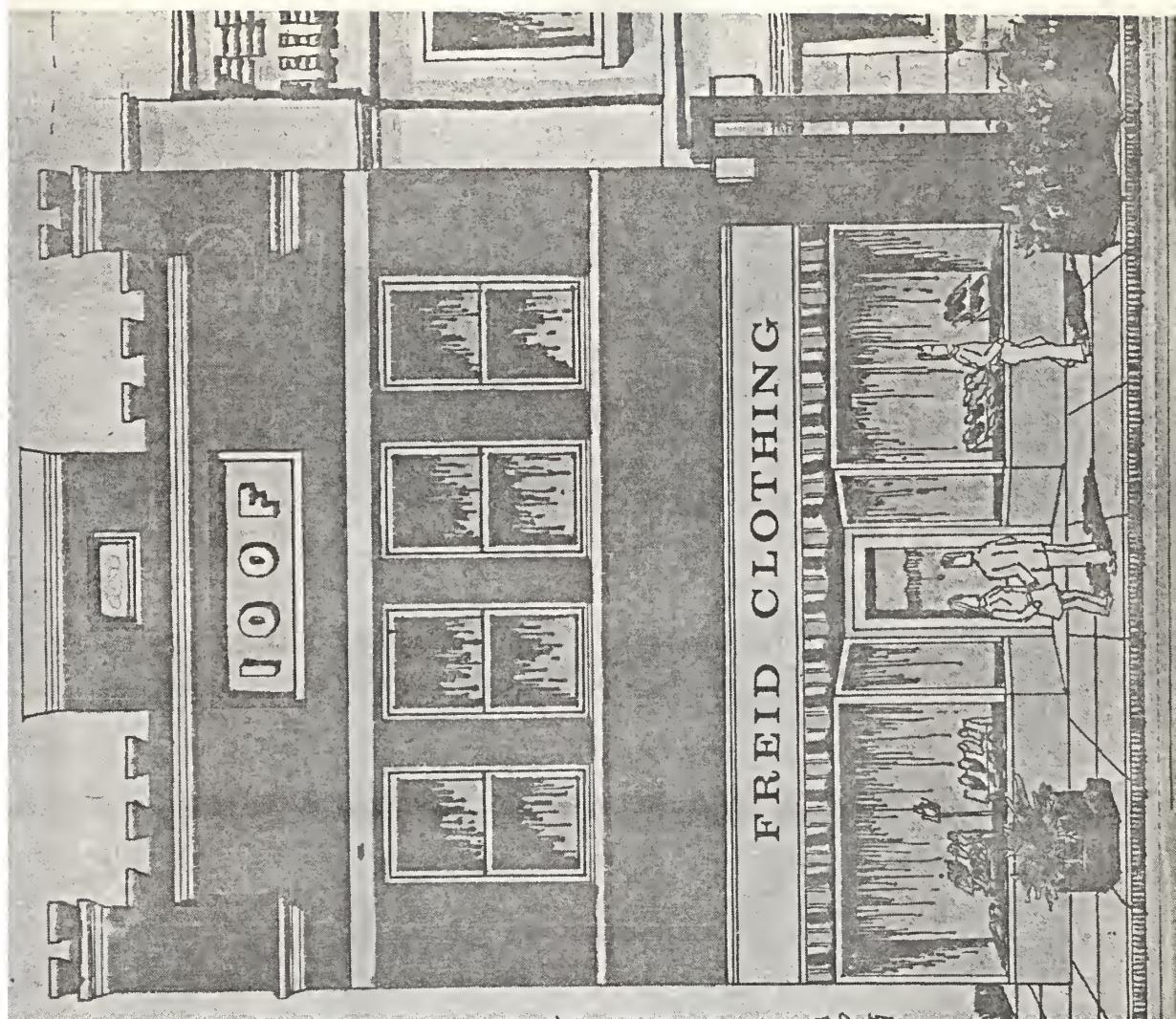


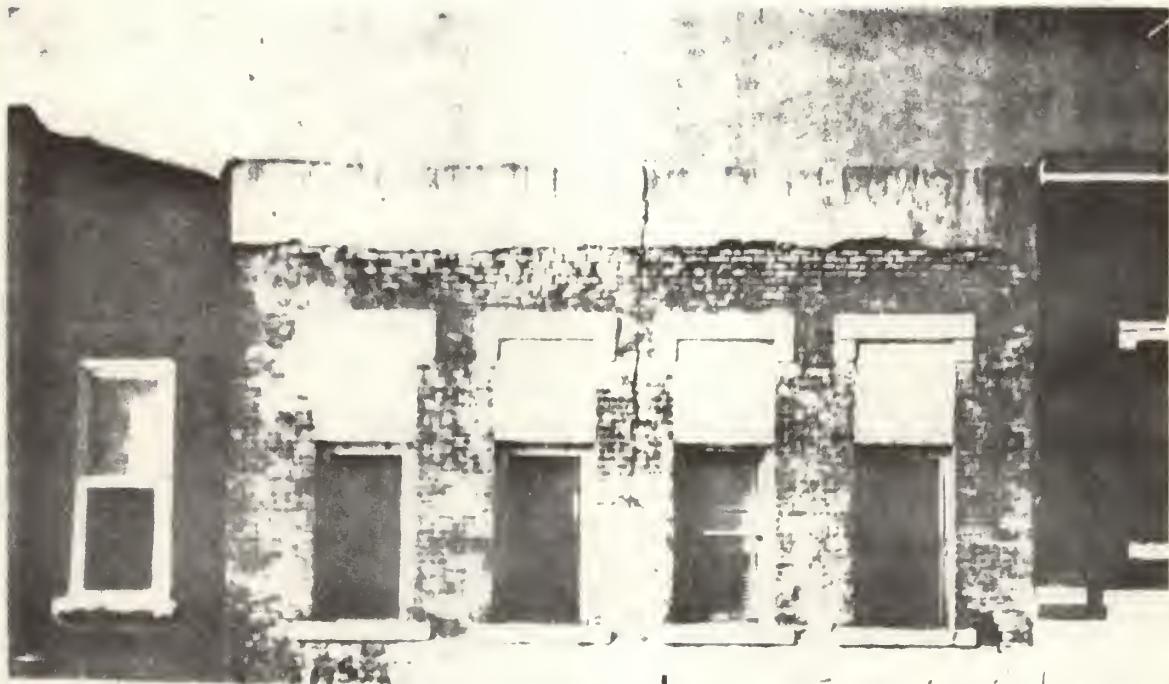


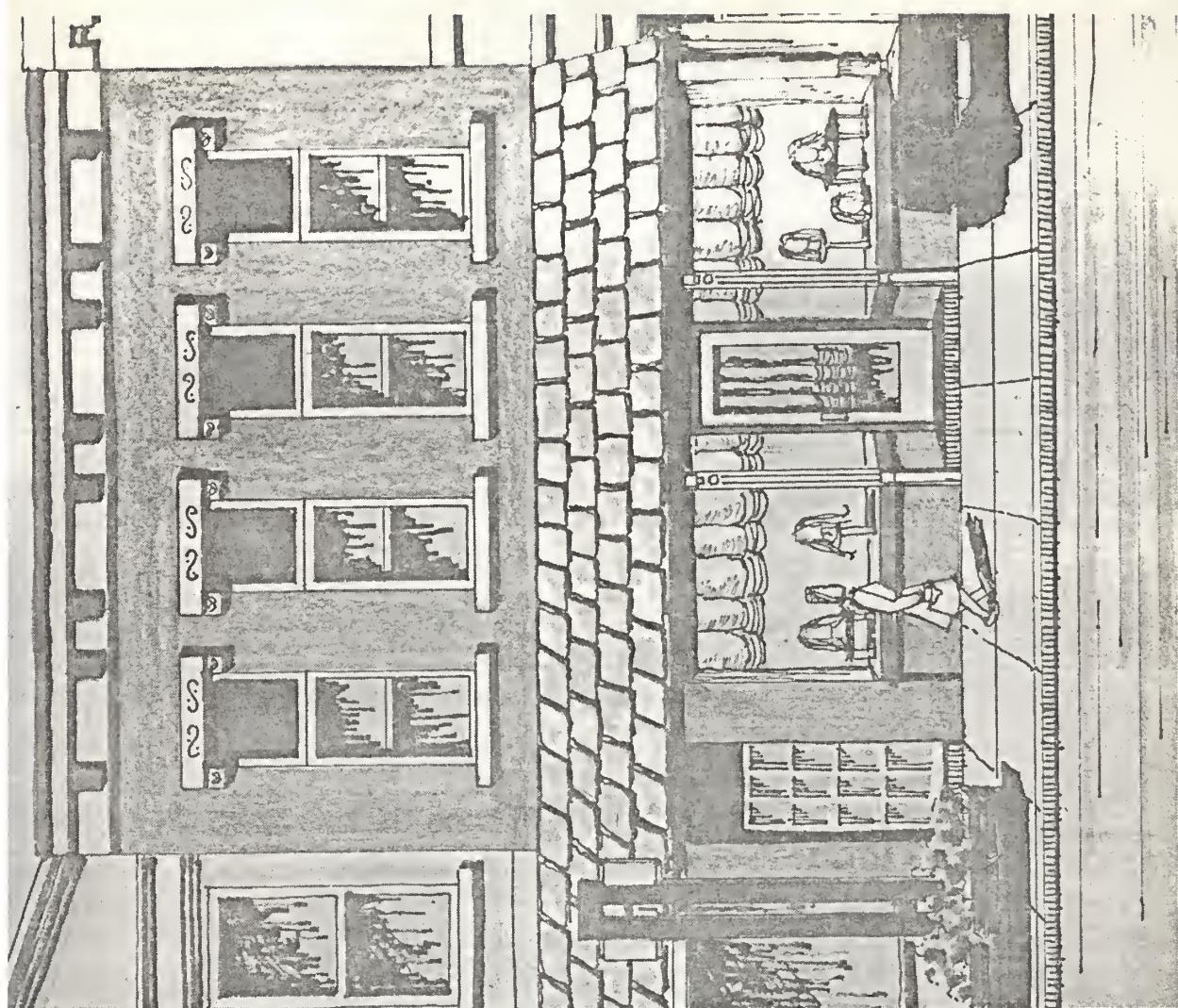




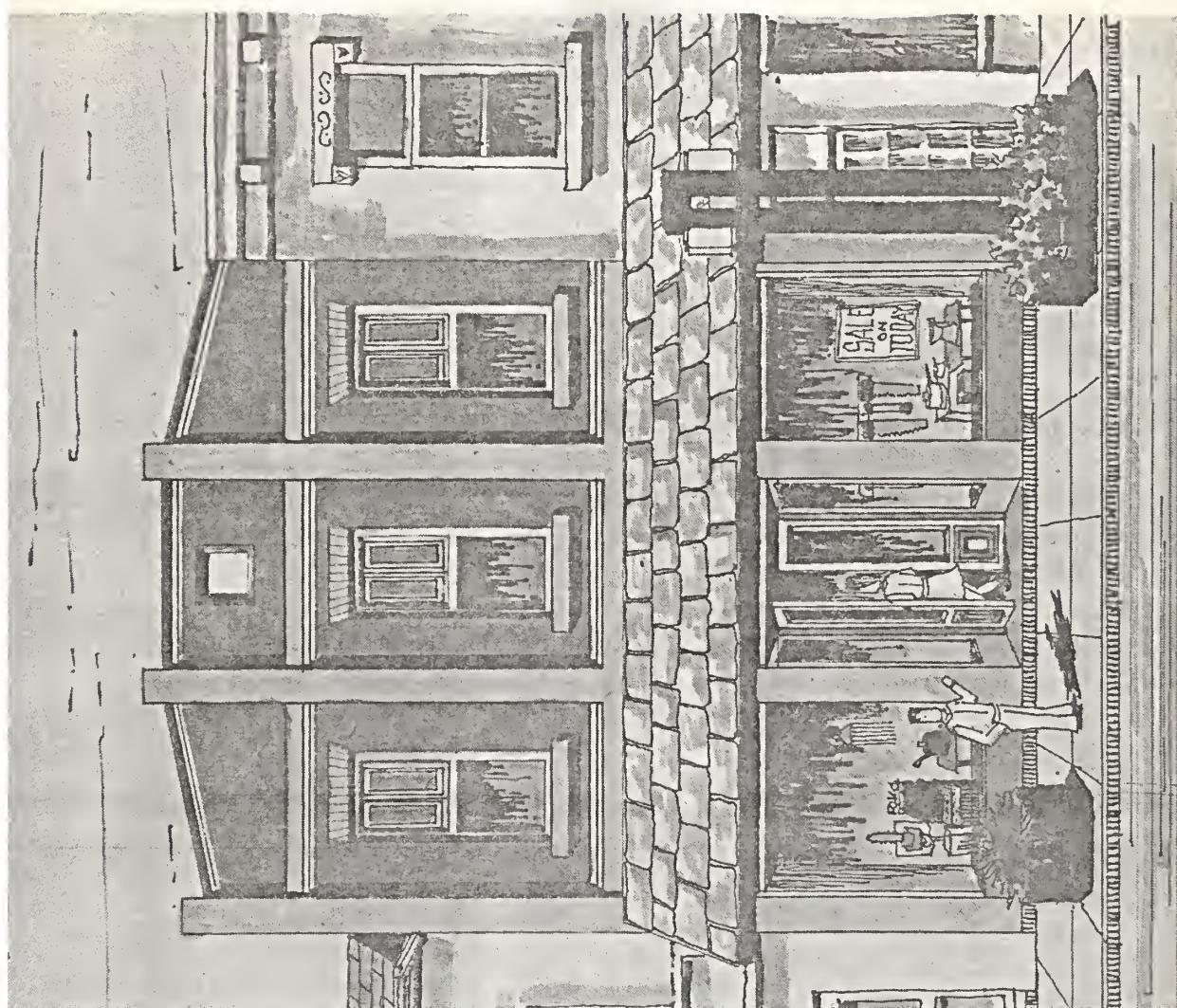


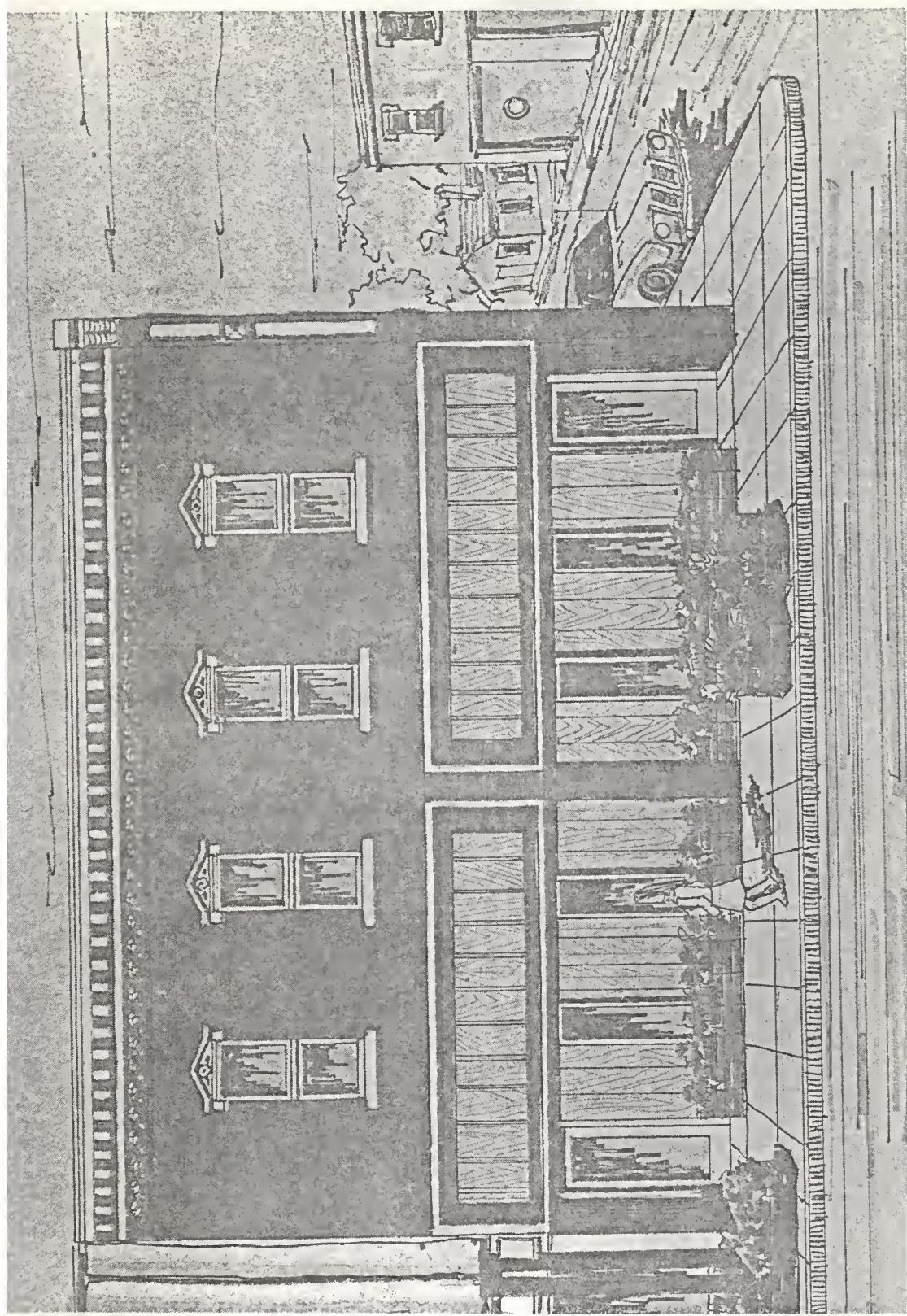








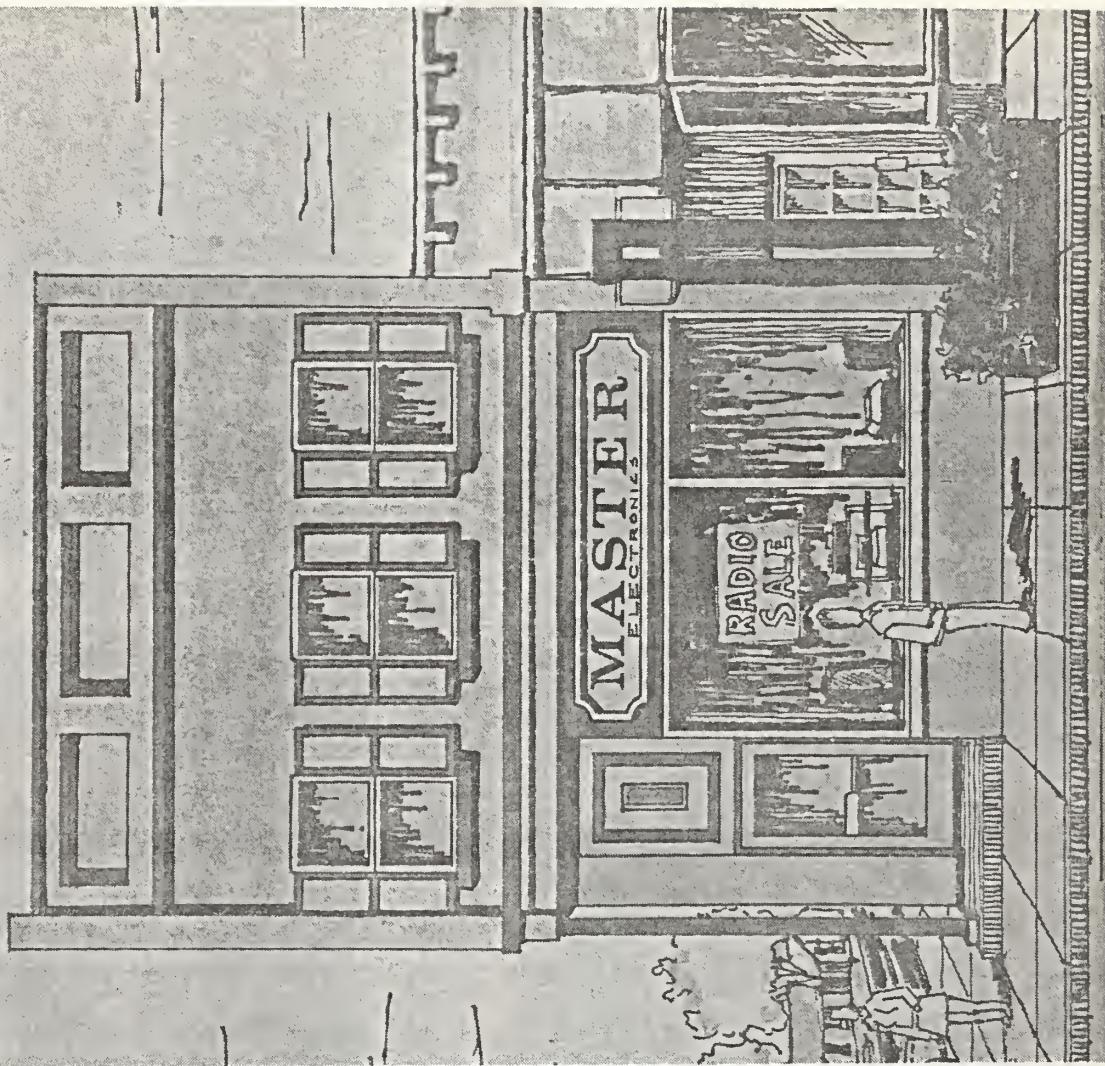




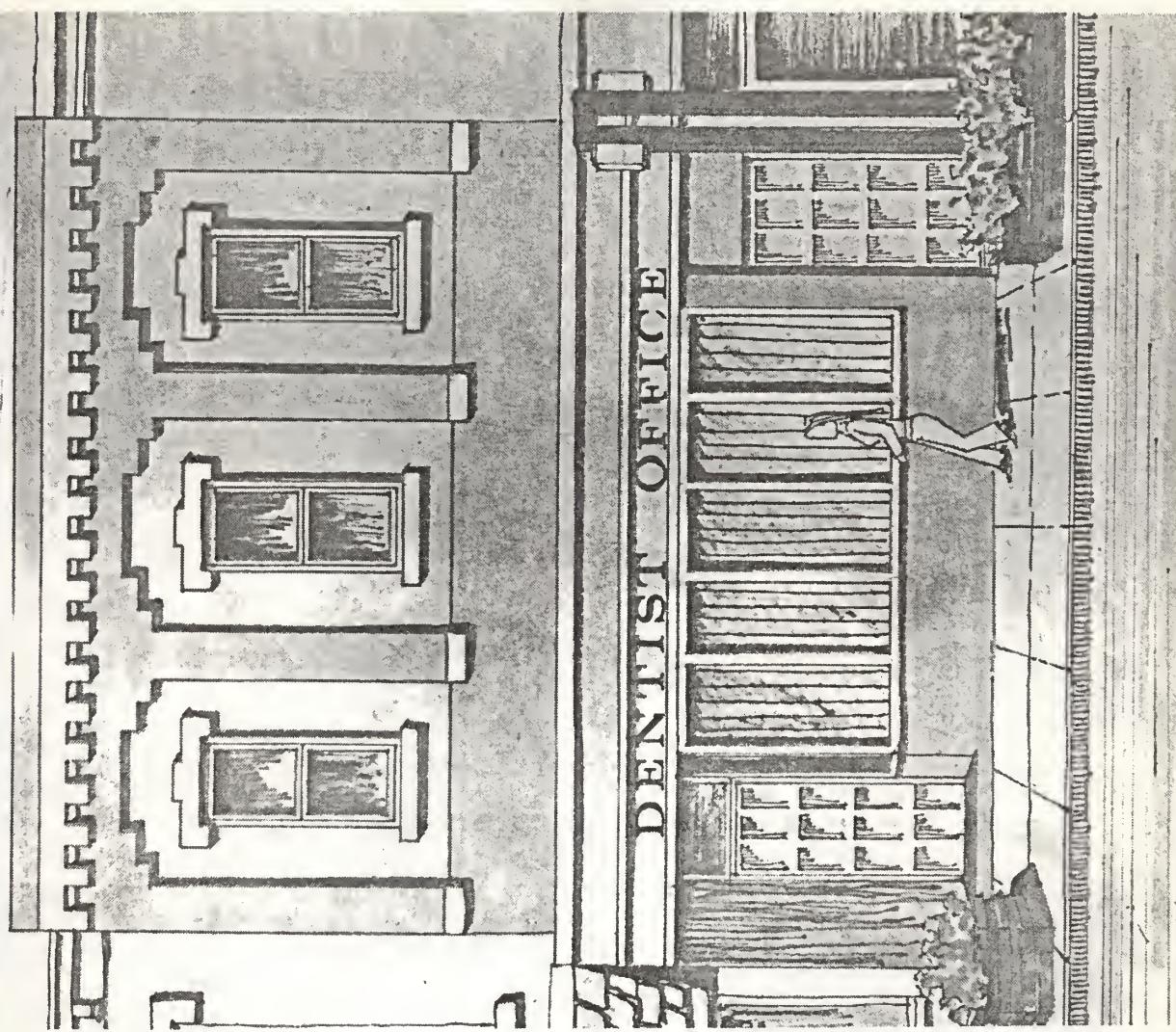
SECTION II

The following buildings had character, but over the period of years have lost most of the character, and the corresponding proposal renewing the structure with a traditional design.

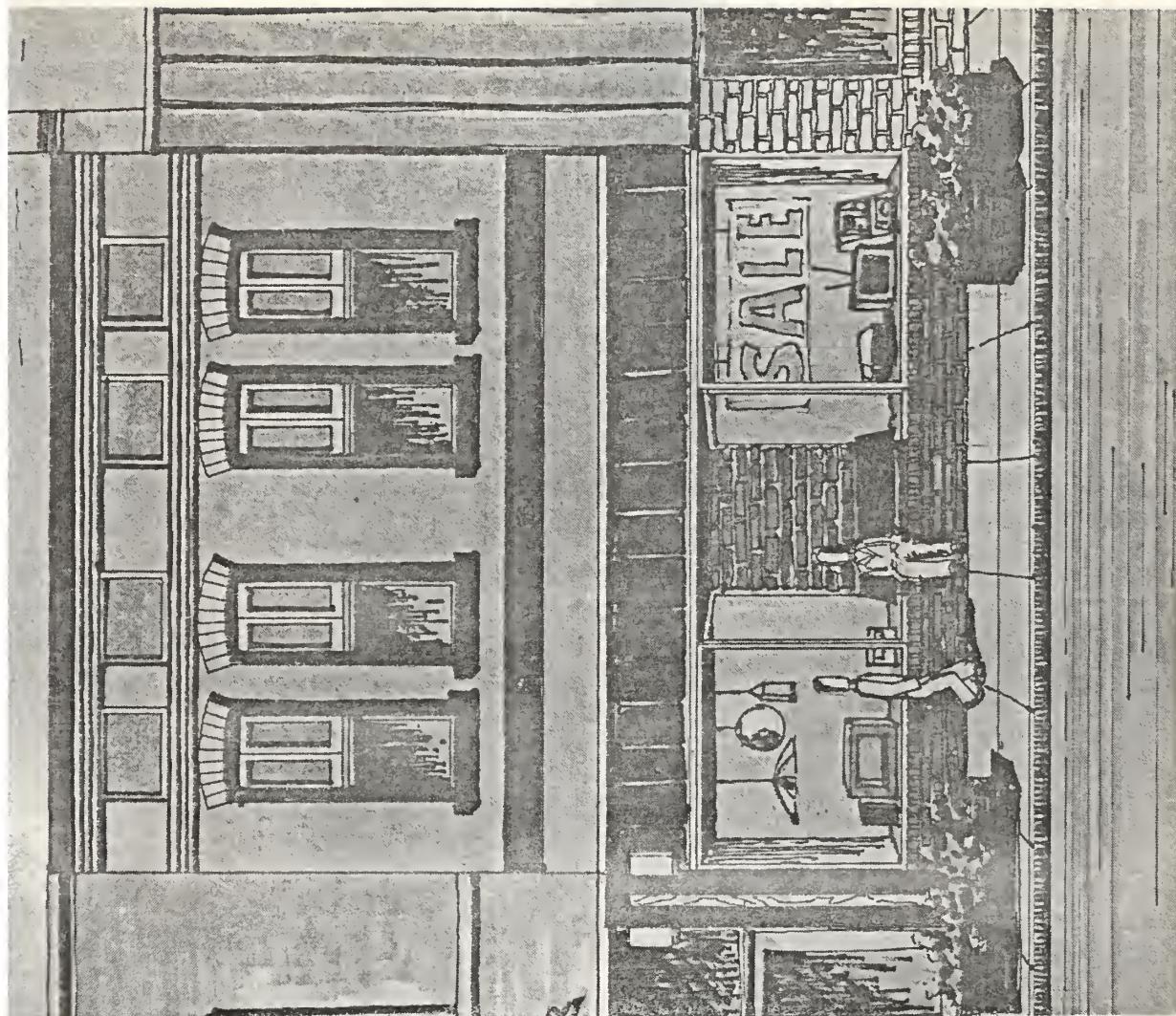


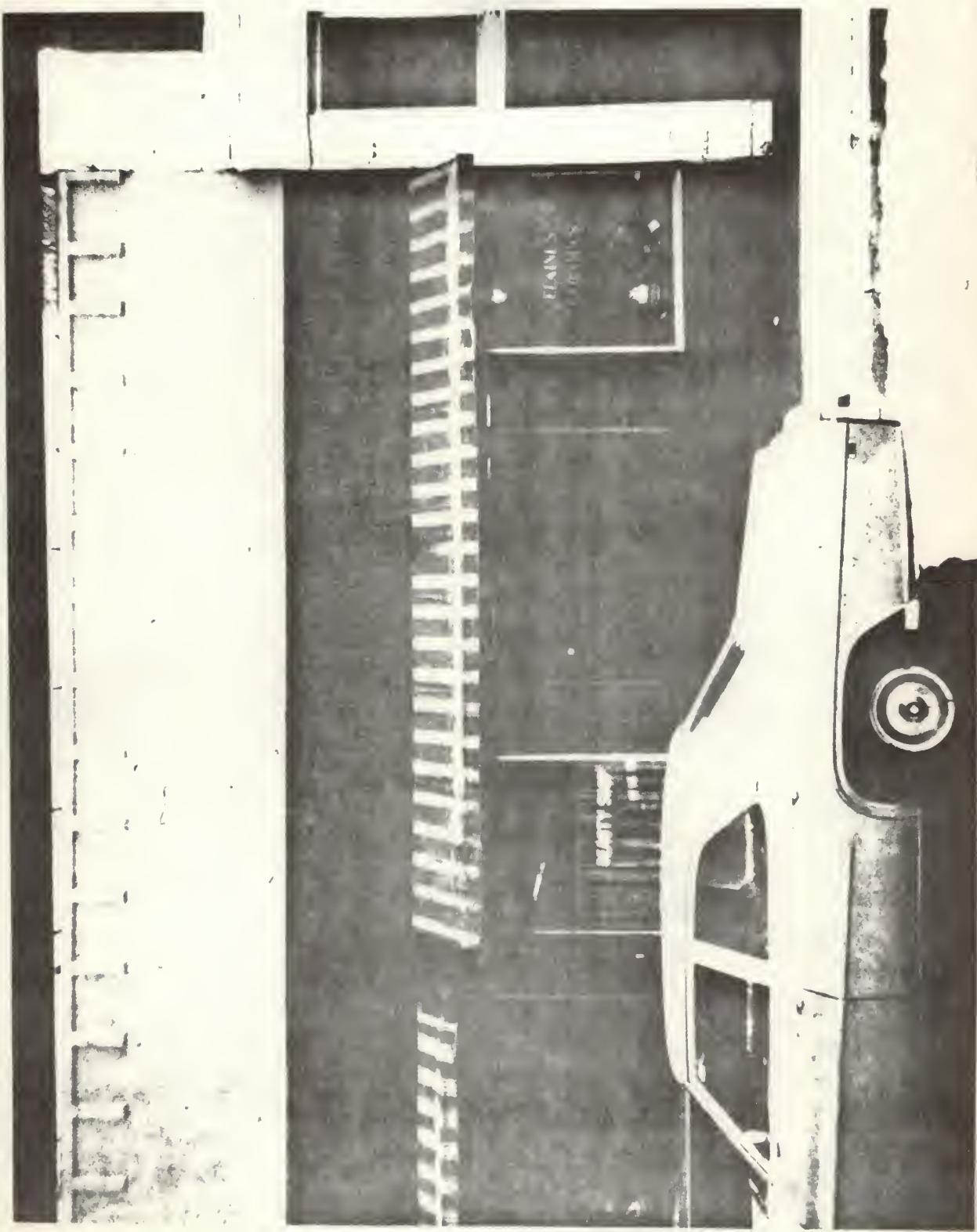




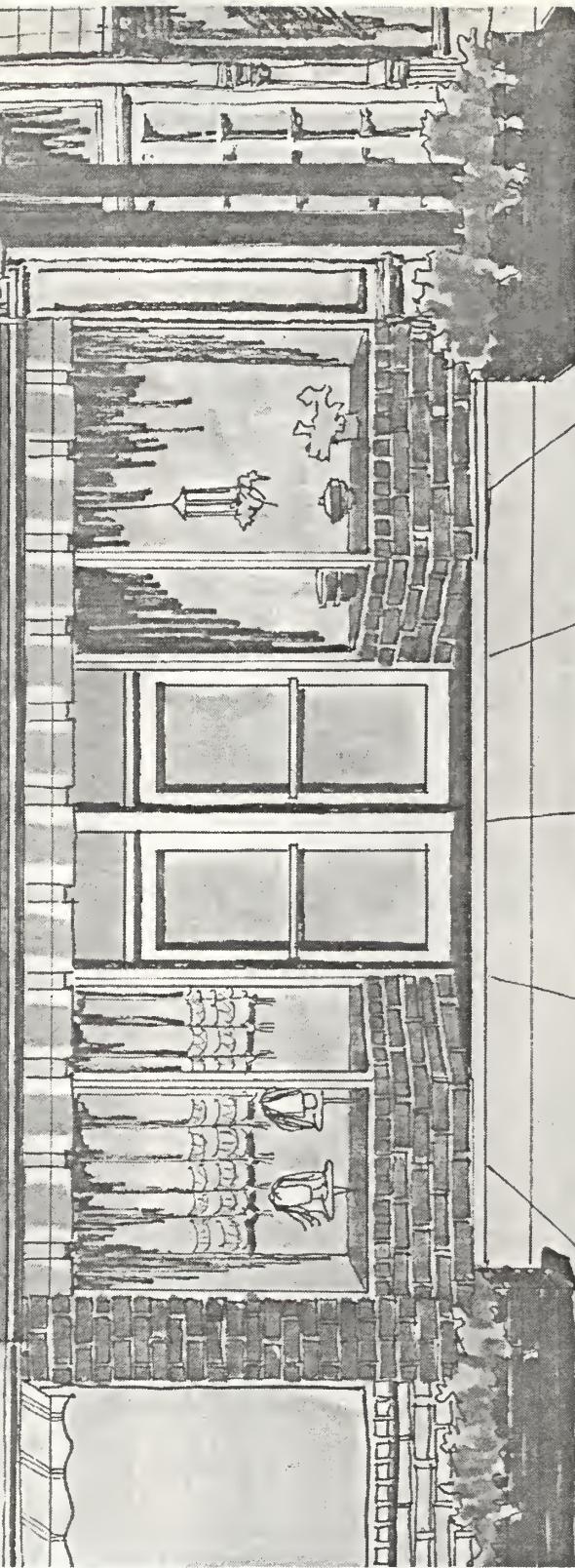


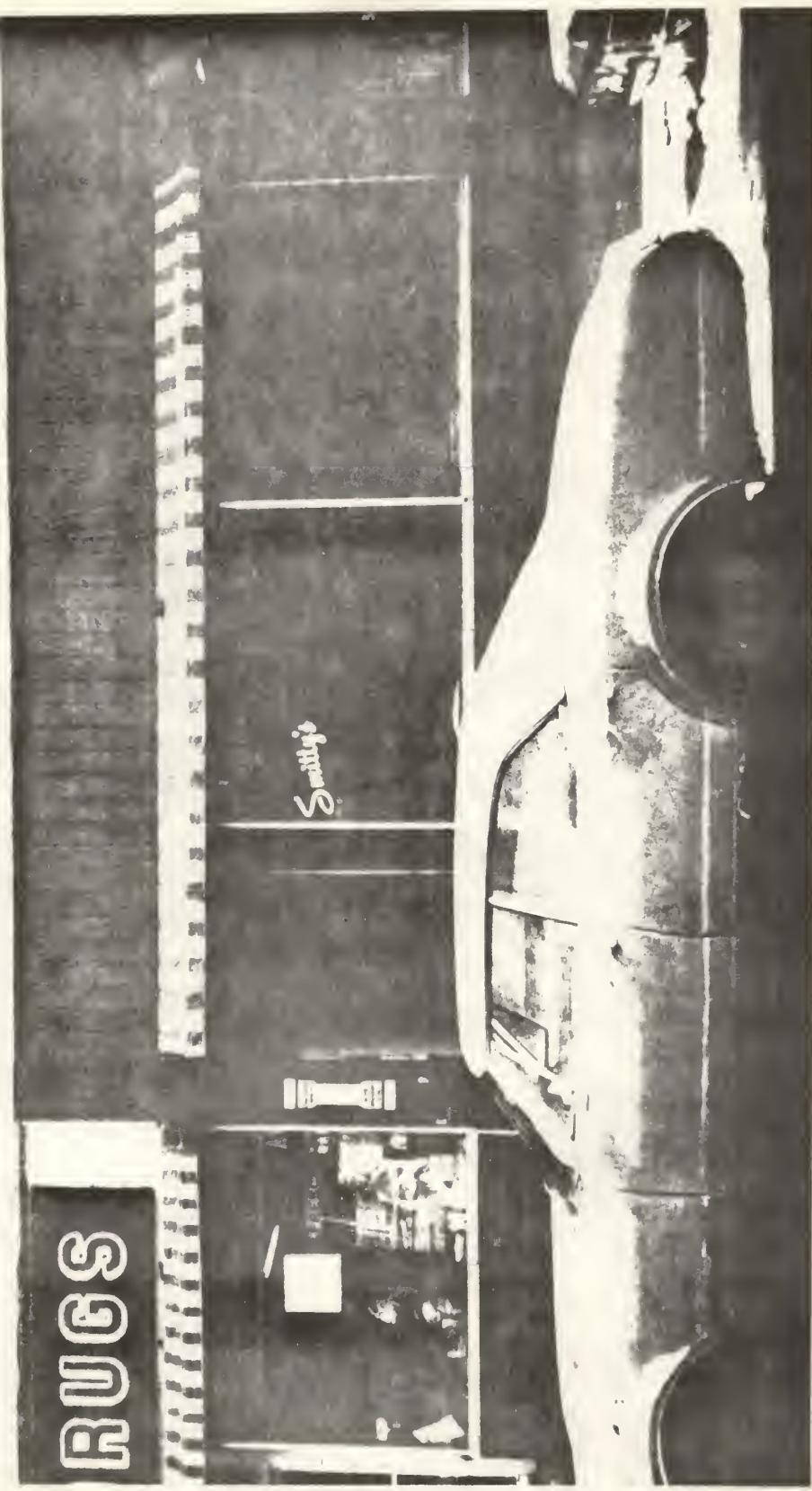




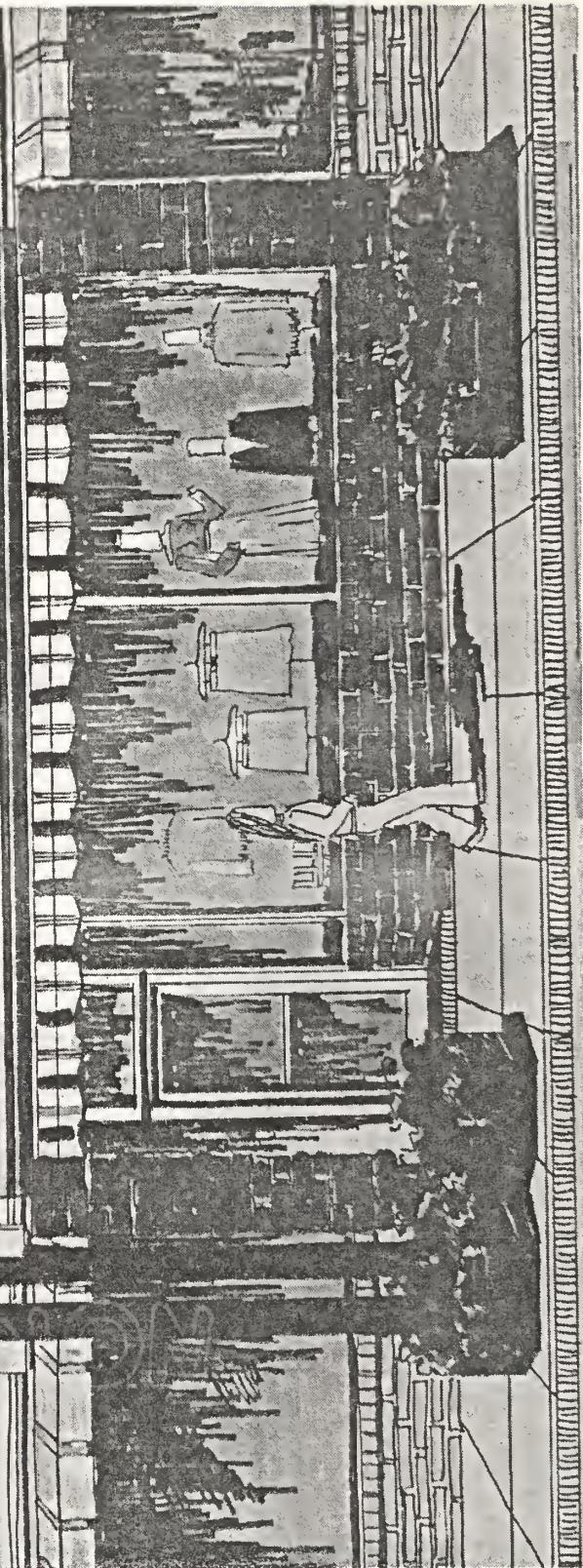


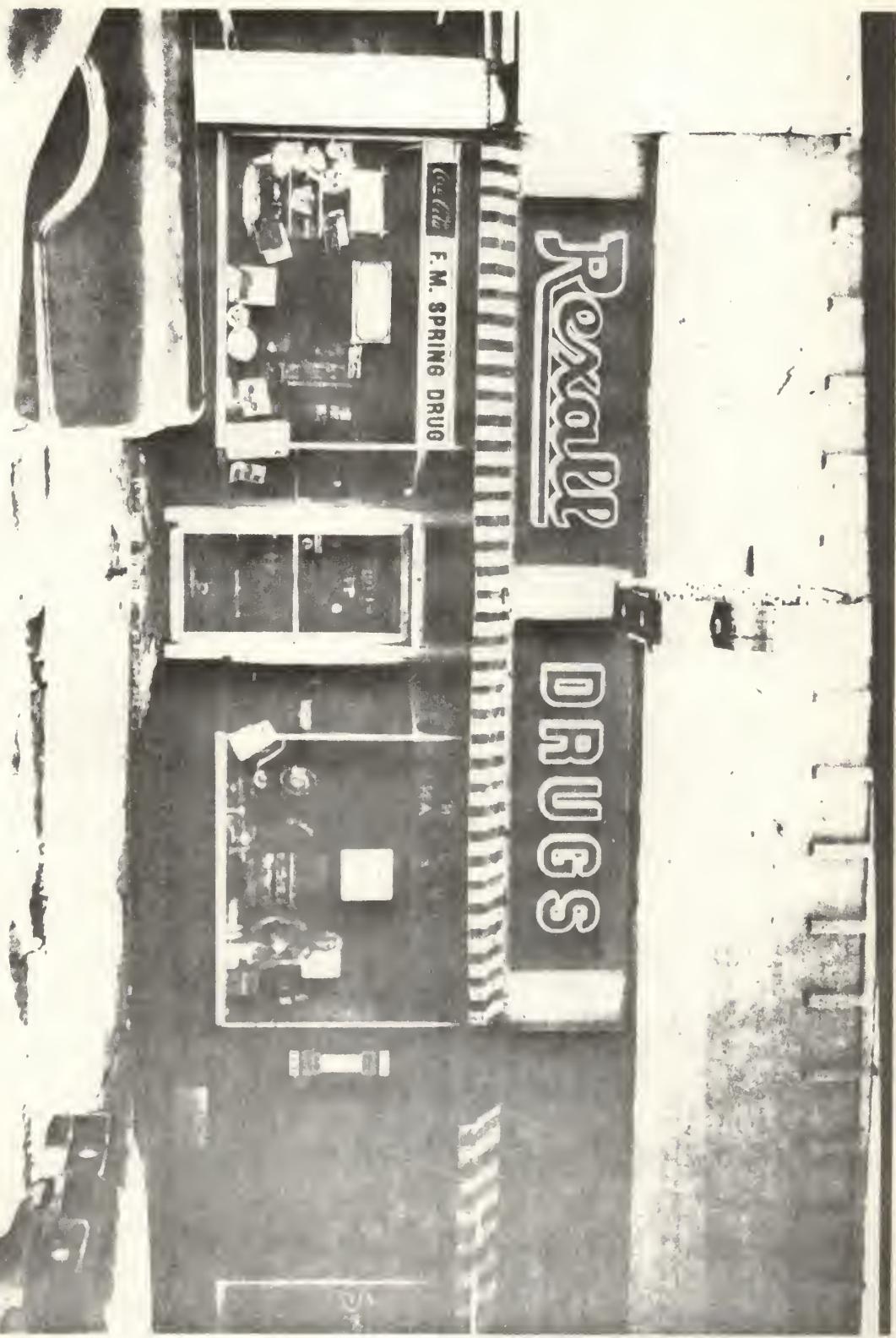
**Elaine's
Beauty Shop**



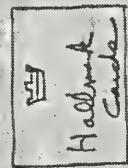


Smitty's





Rexall
Drugs



SECTION III

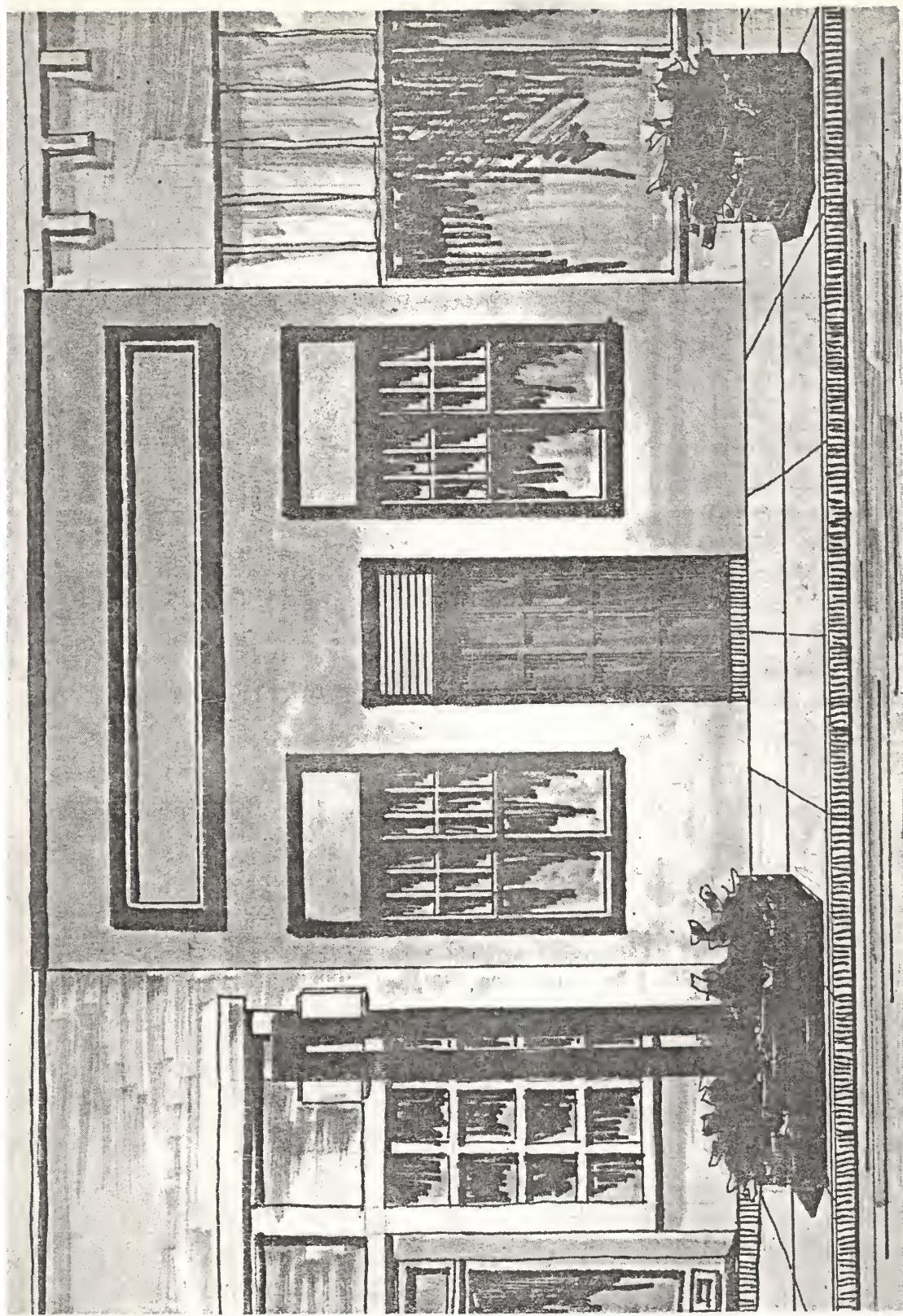
The following buildings had character, but over the period of years have lost most of the character, and the corresponding proposal adapting the building to a contemporary design.

Only example on page 22-23.

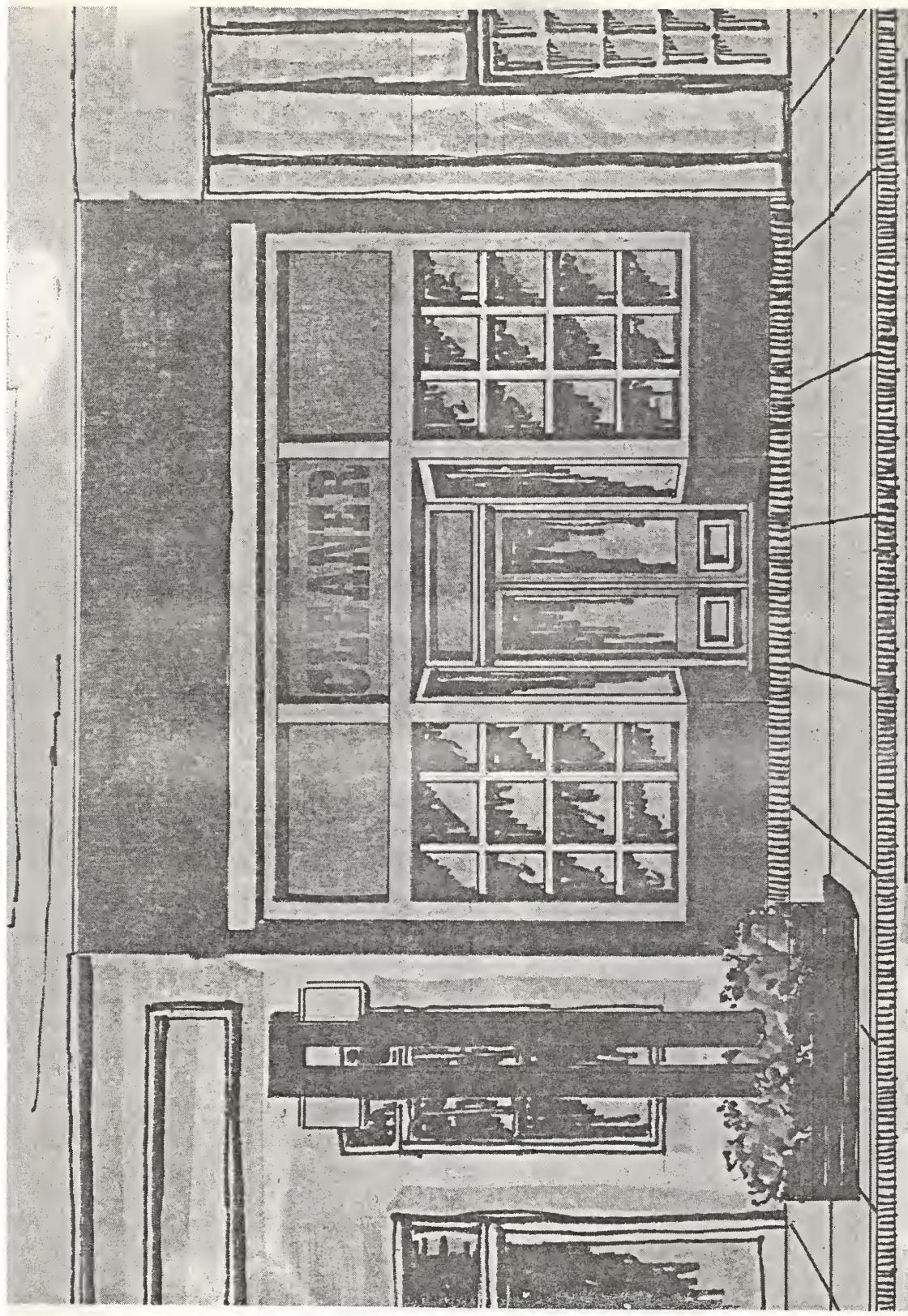
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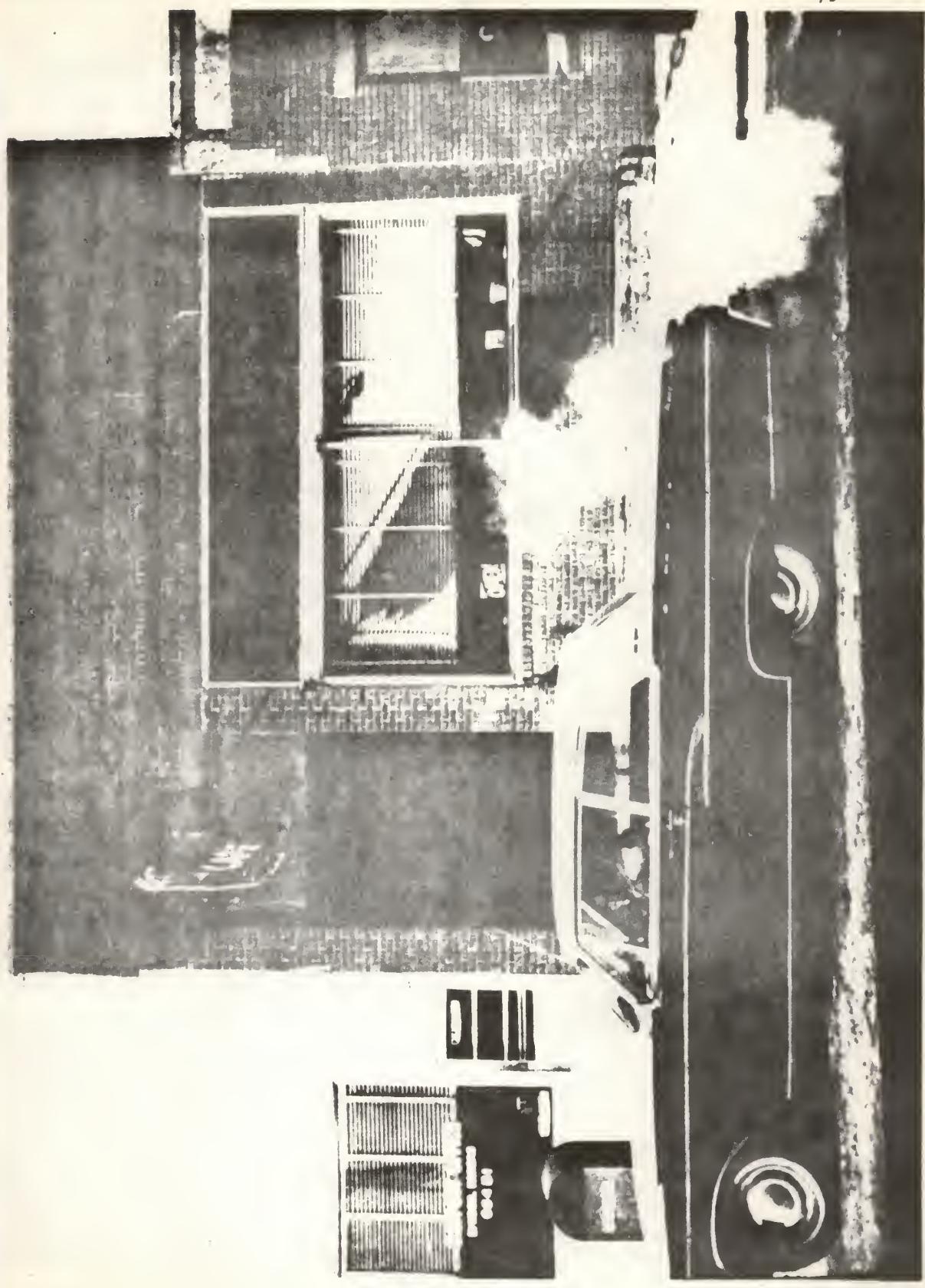
Non-descript buildings follow, with corresponding proposals renewing the structure with a traditional design.

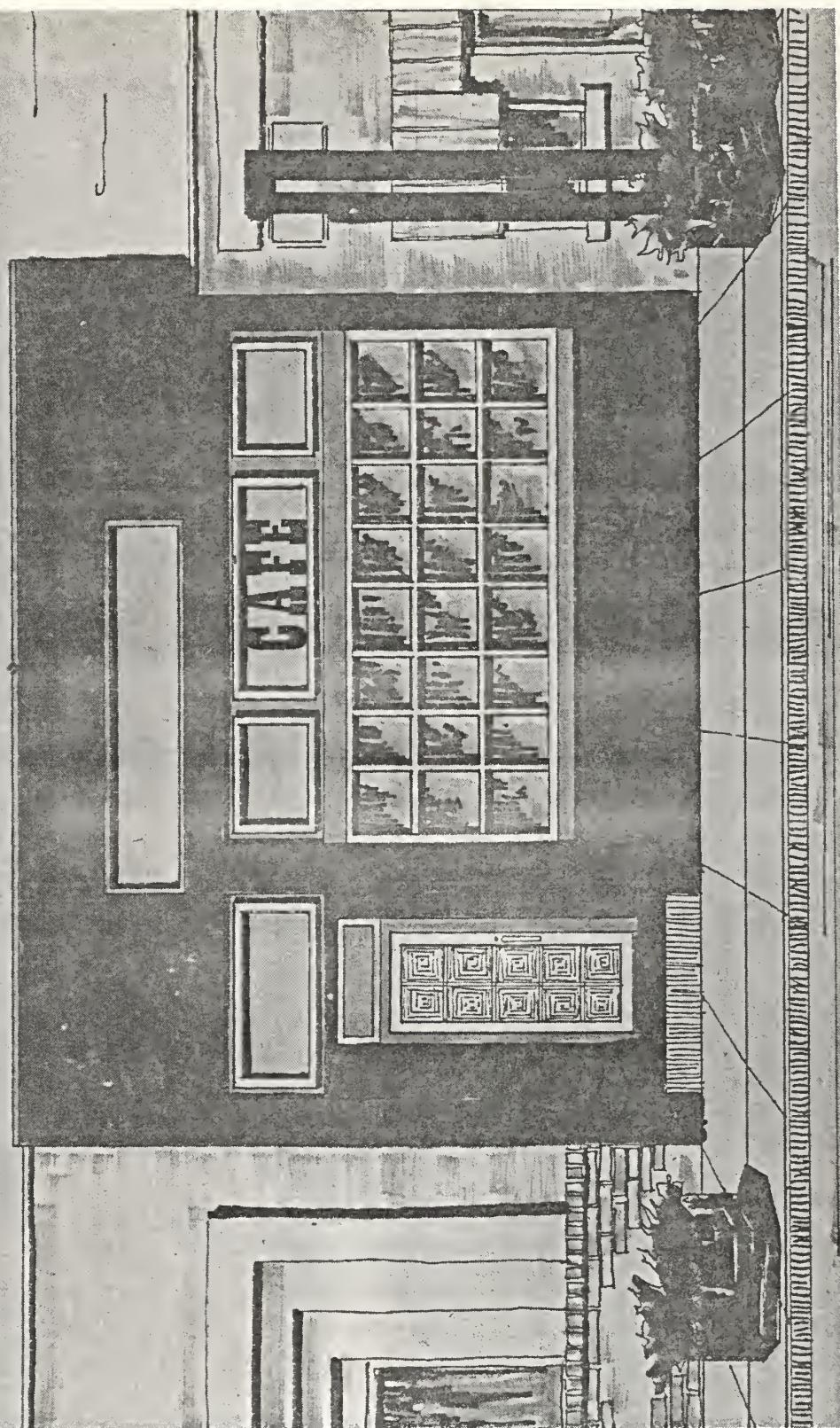




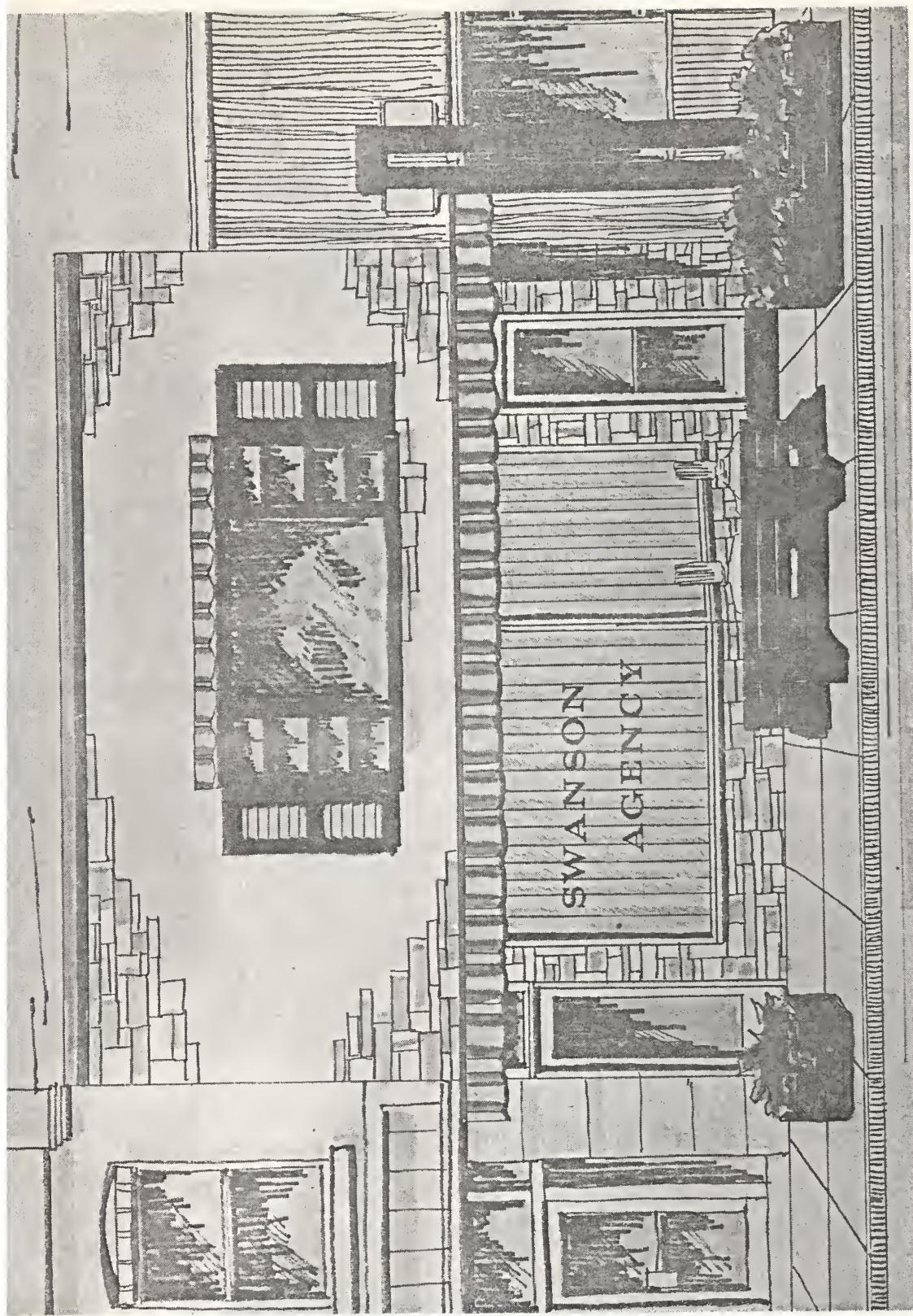




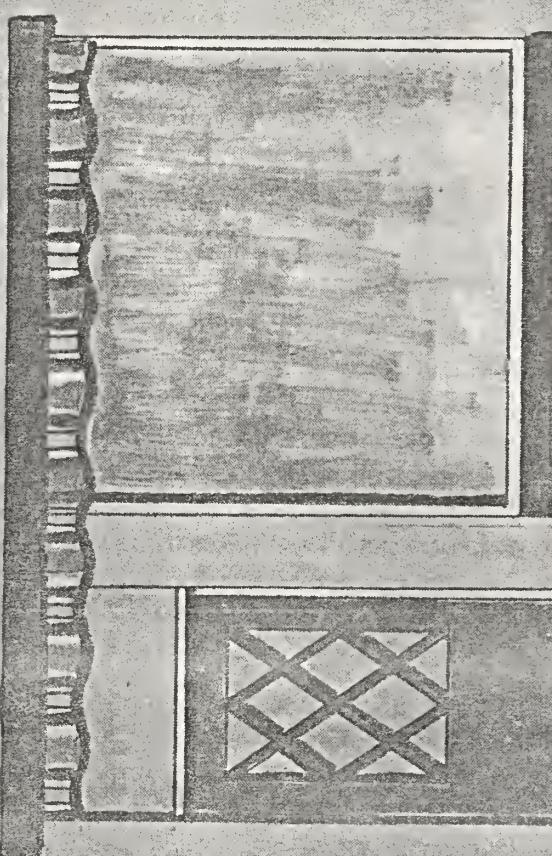






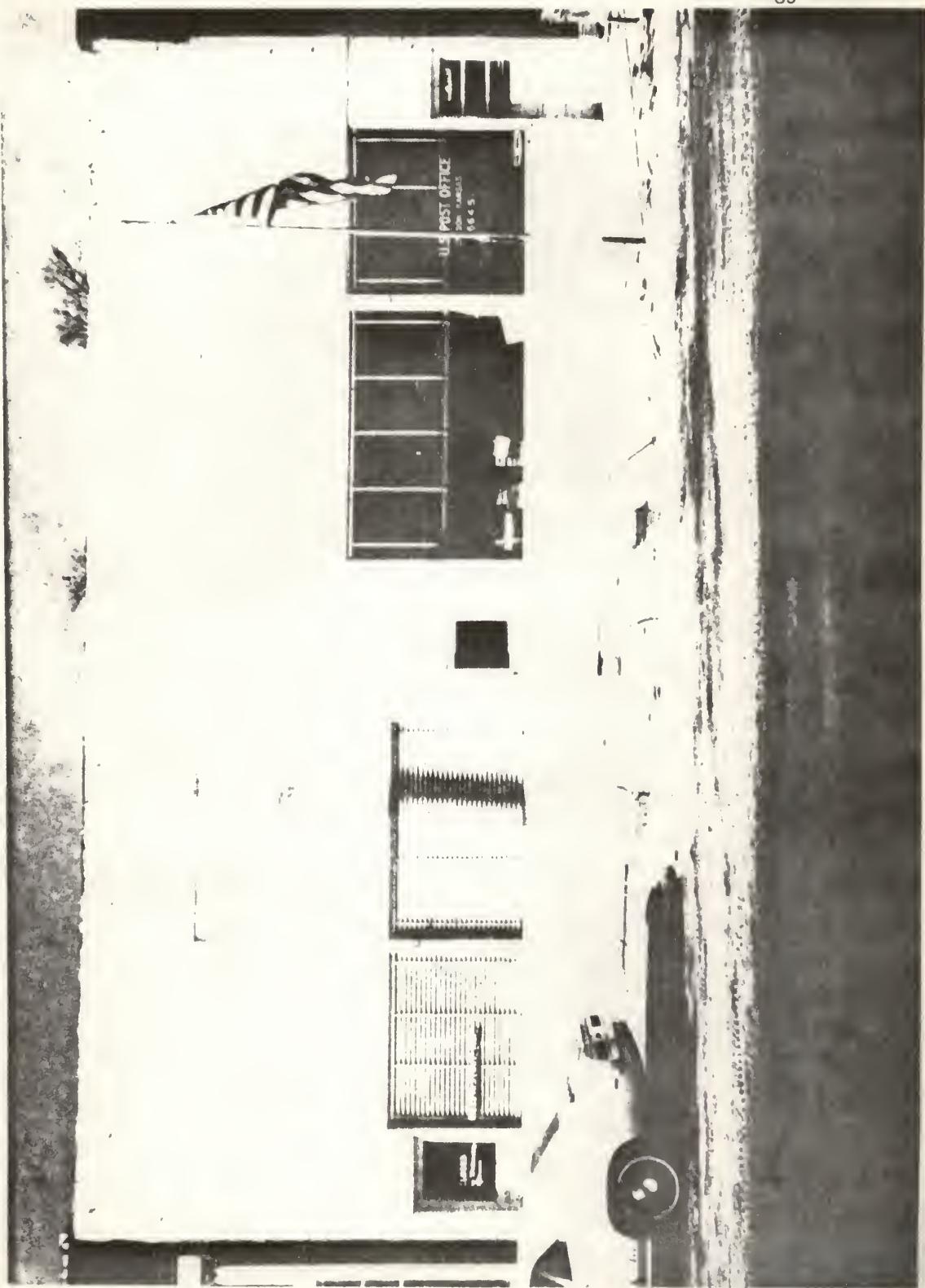


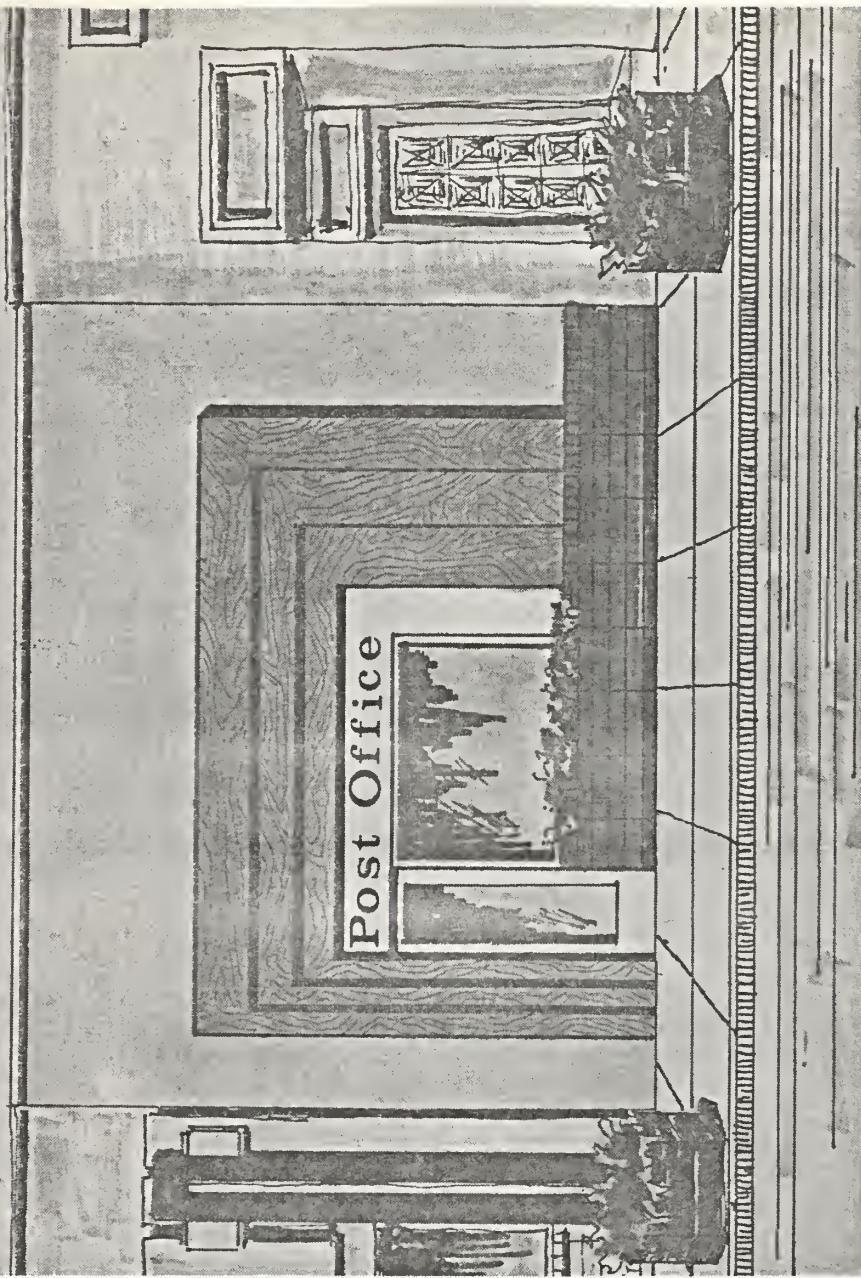
NEIHART
INSURANCE AGENCY

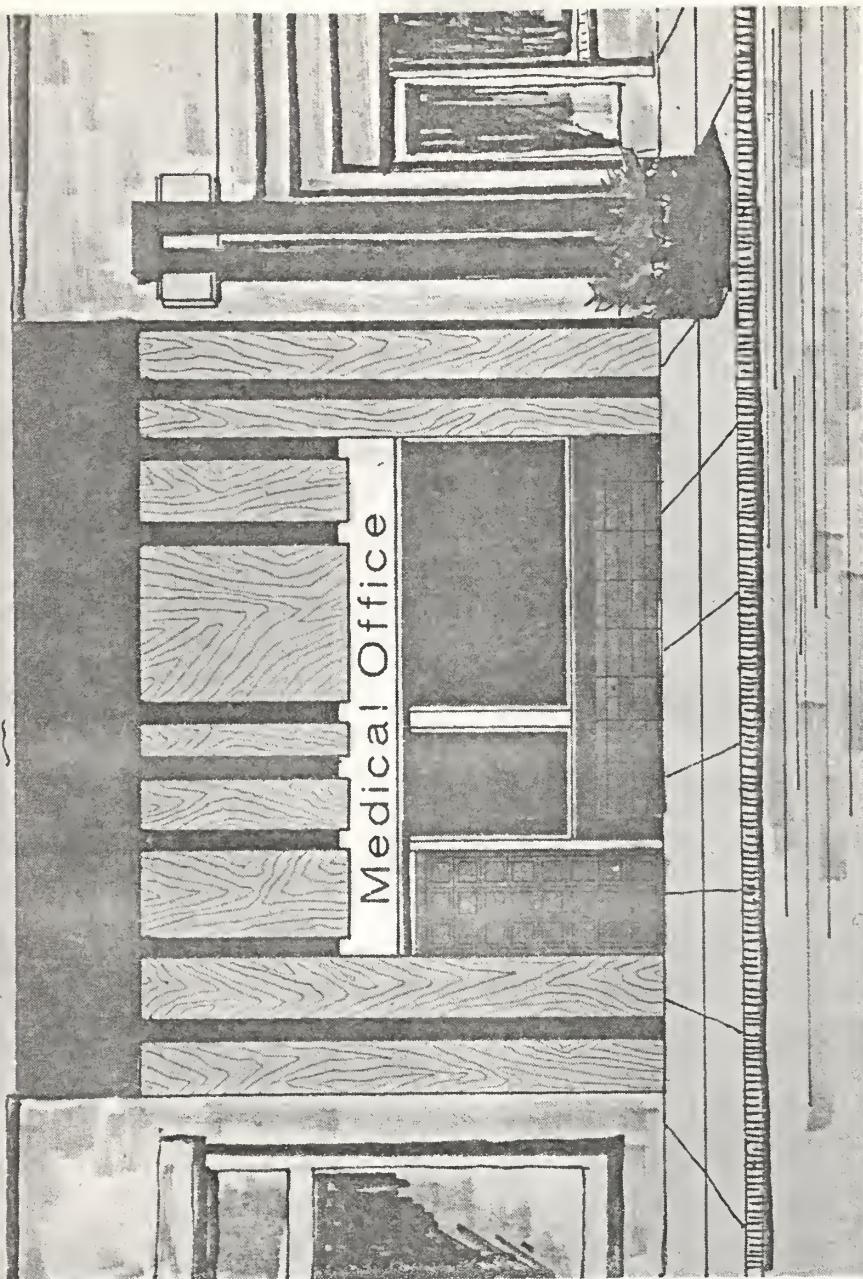


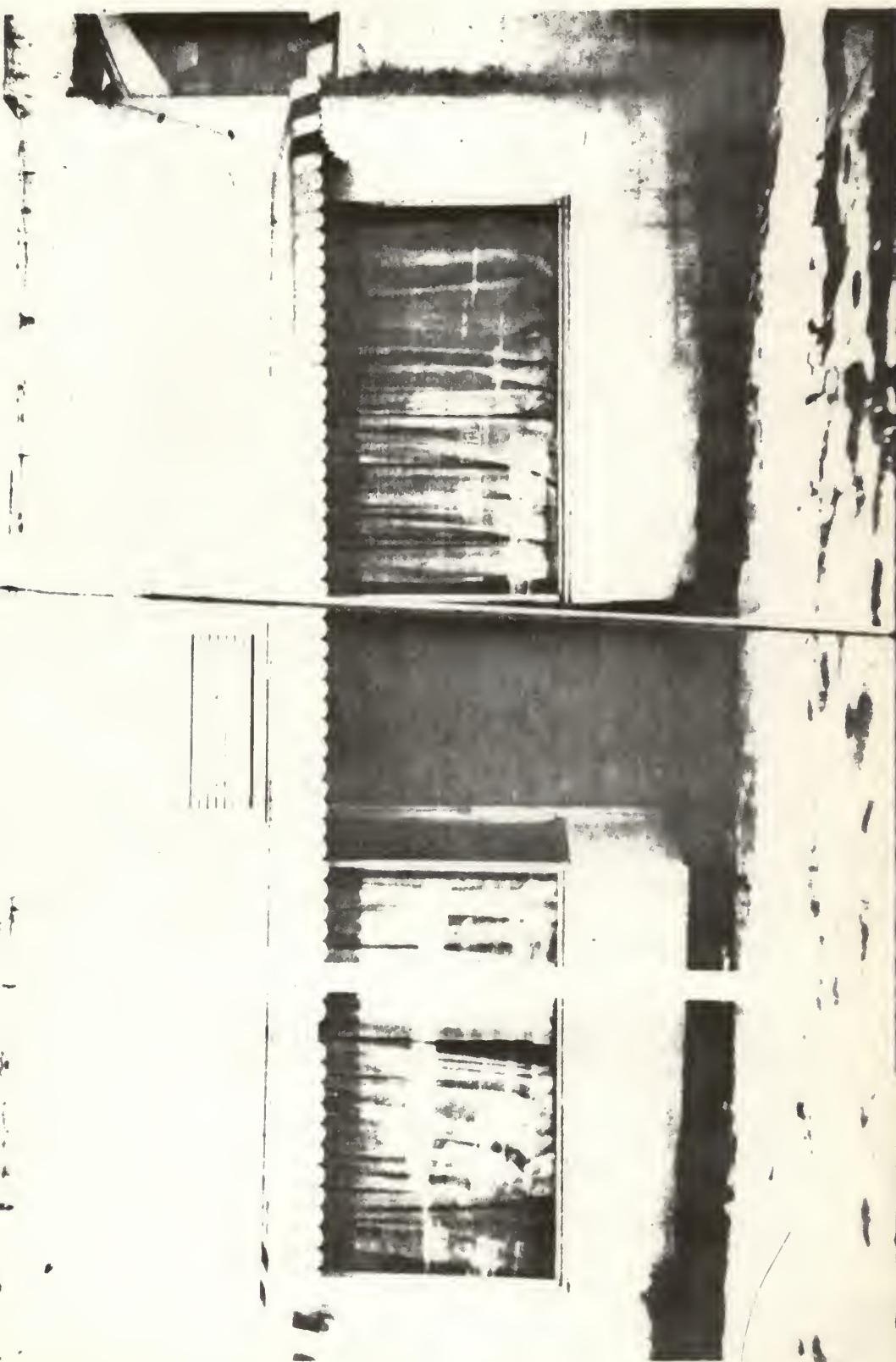
SECTION V

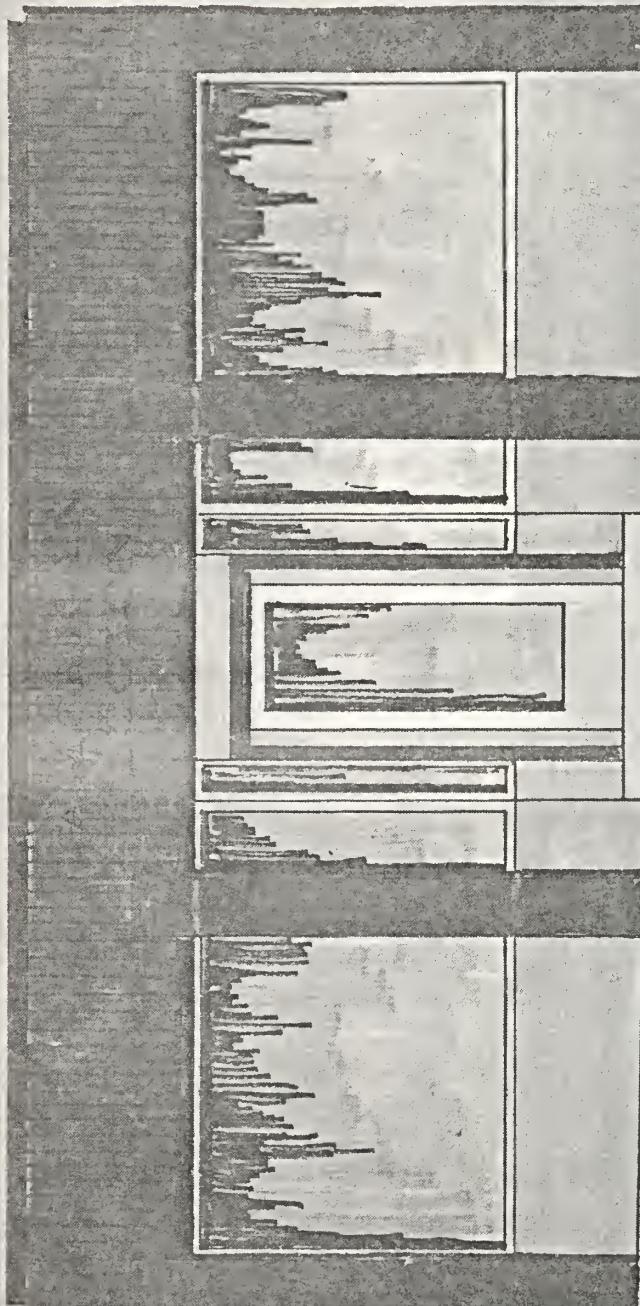
Non-descript buildings follow, with corresponding proposals adapting the building to a contemporary design.

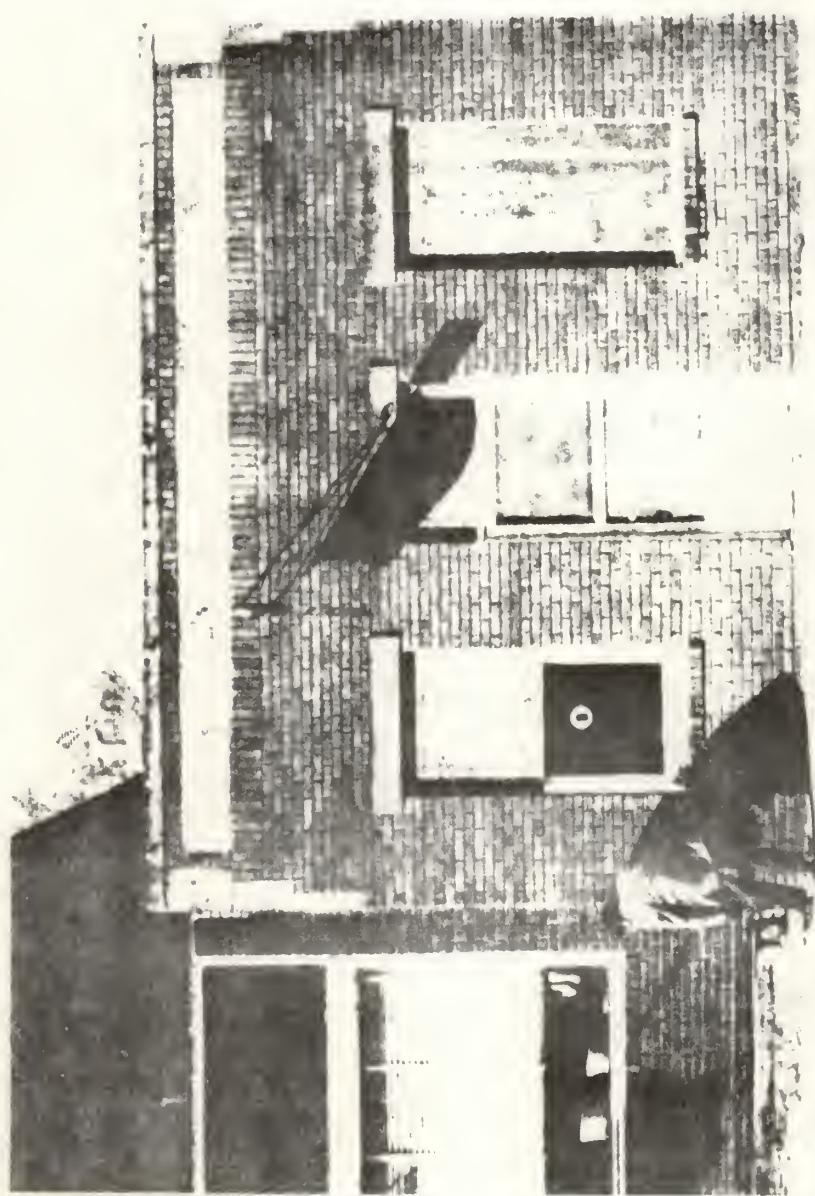




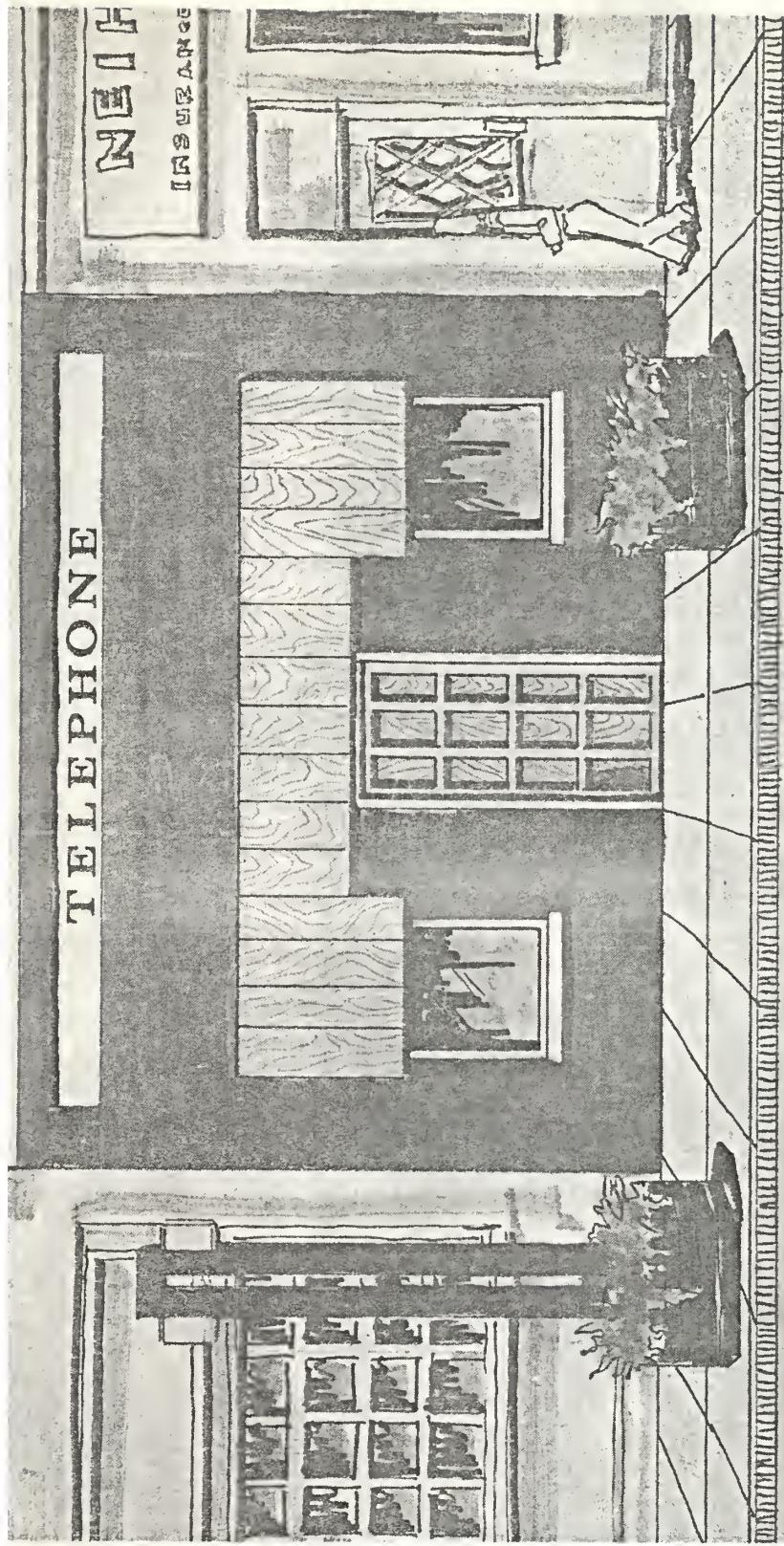




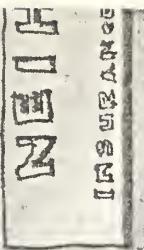




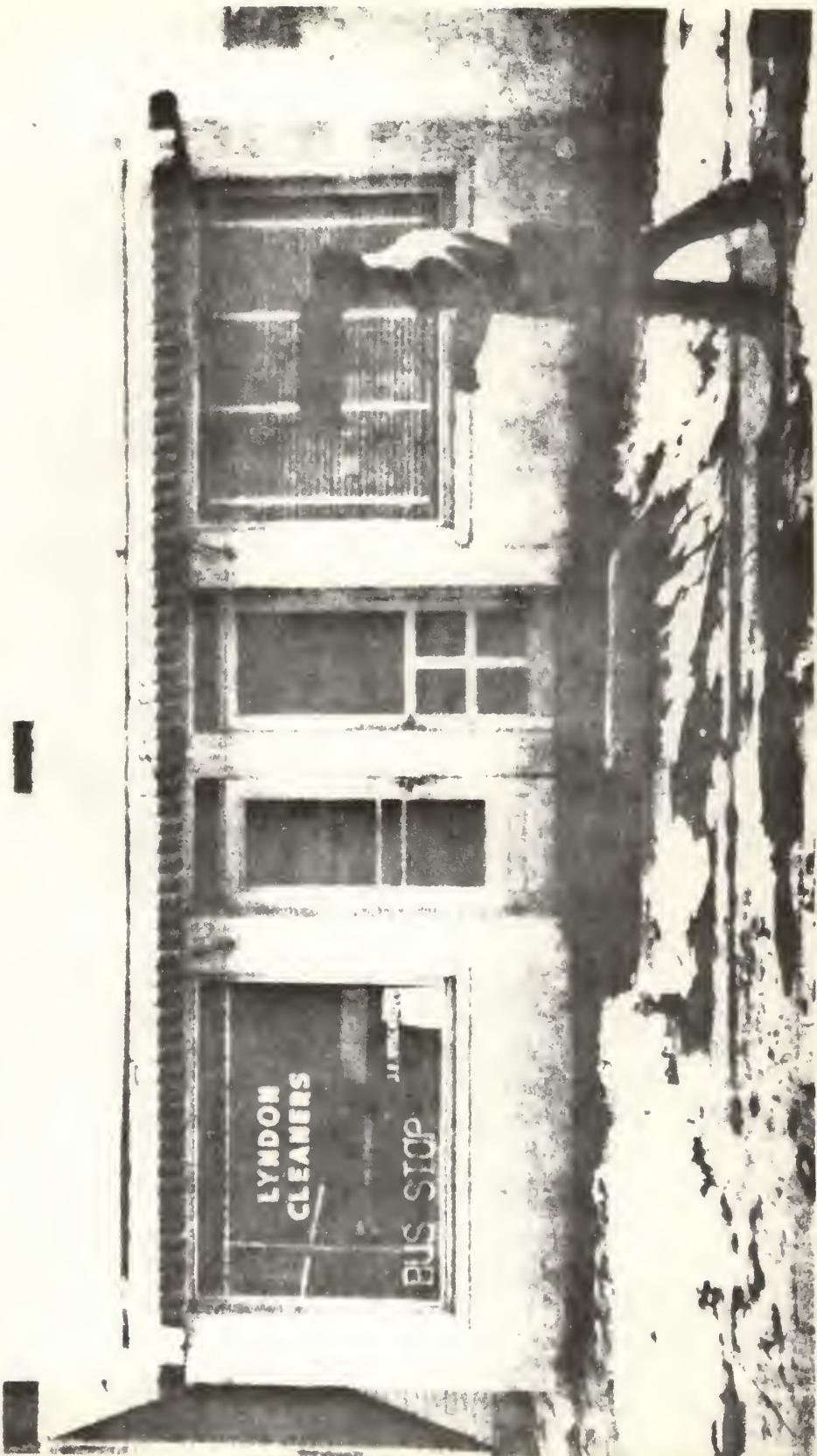
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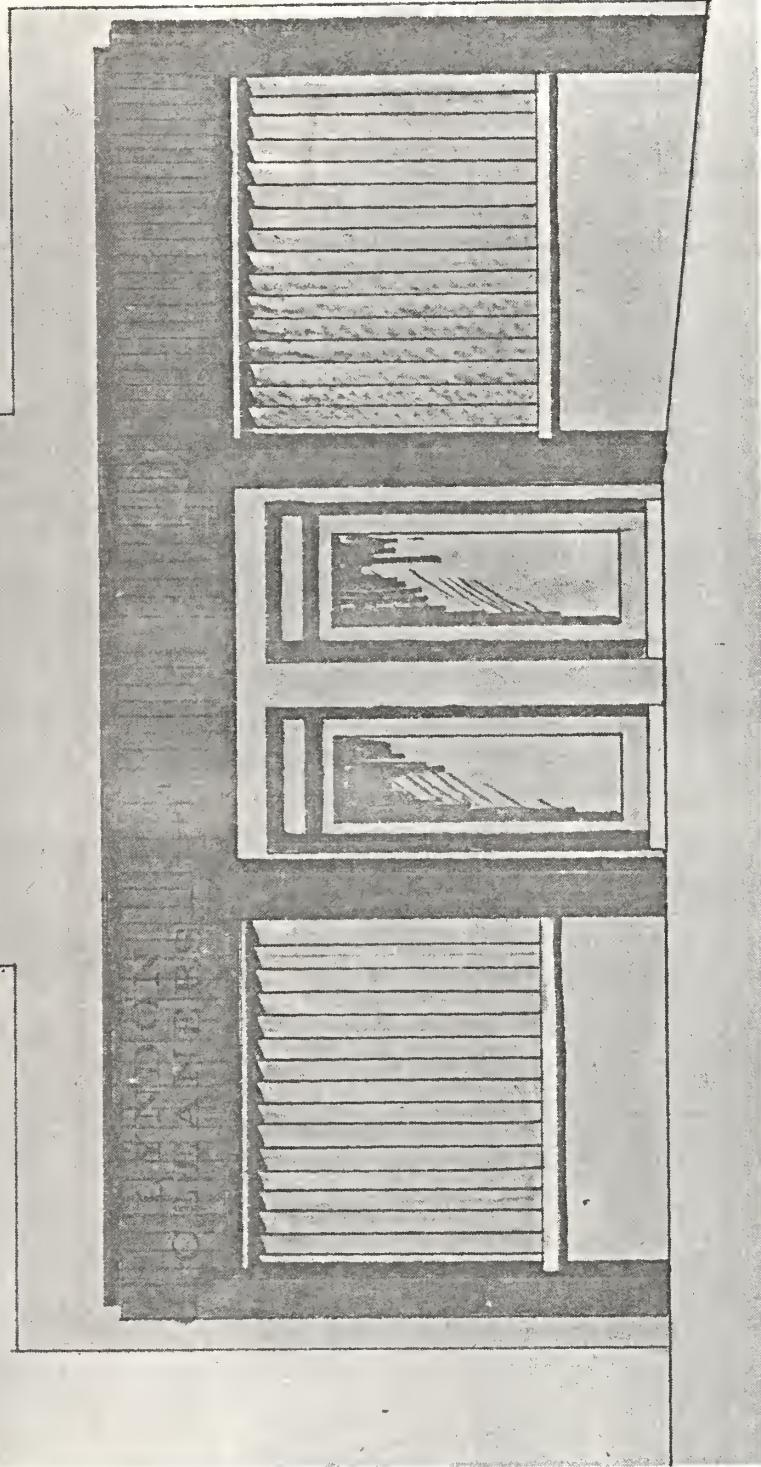


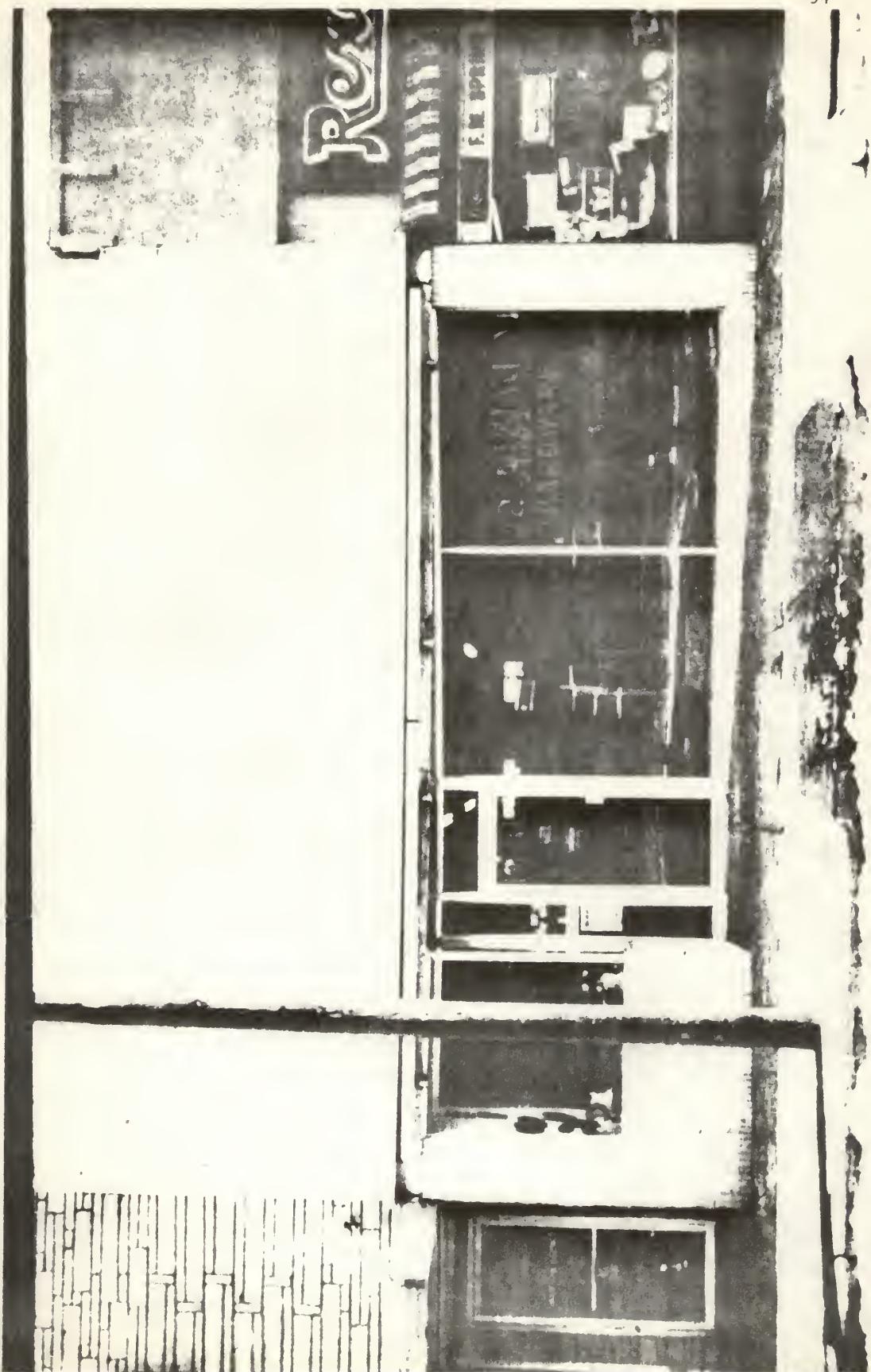
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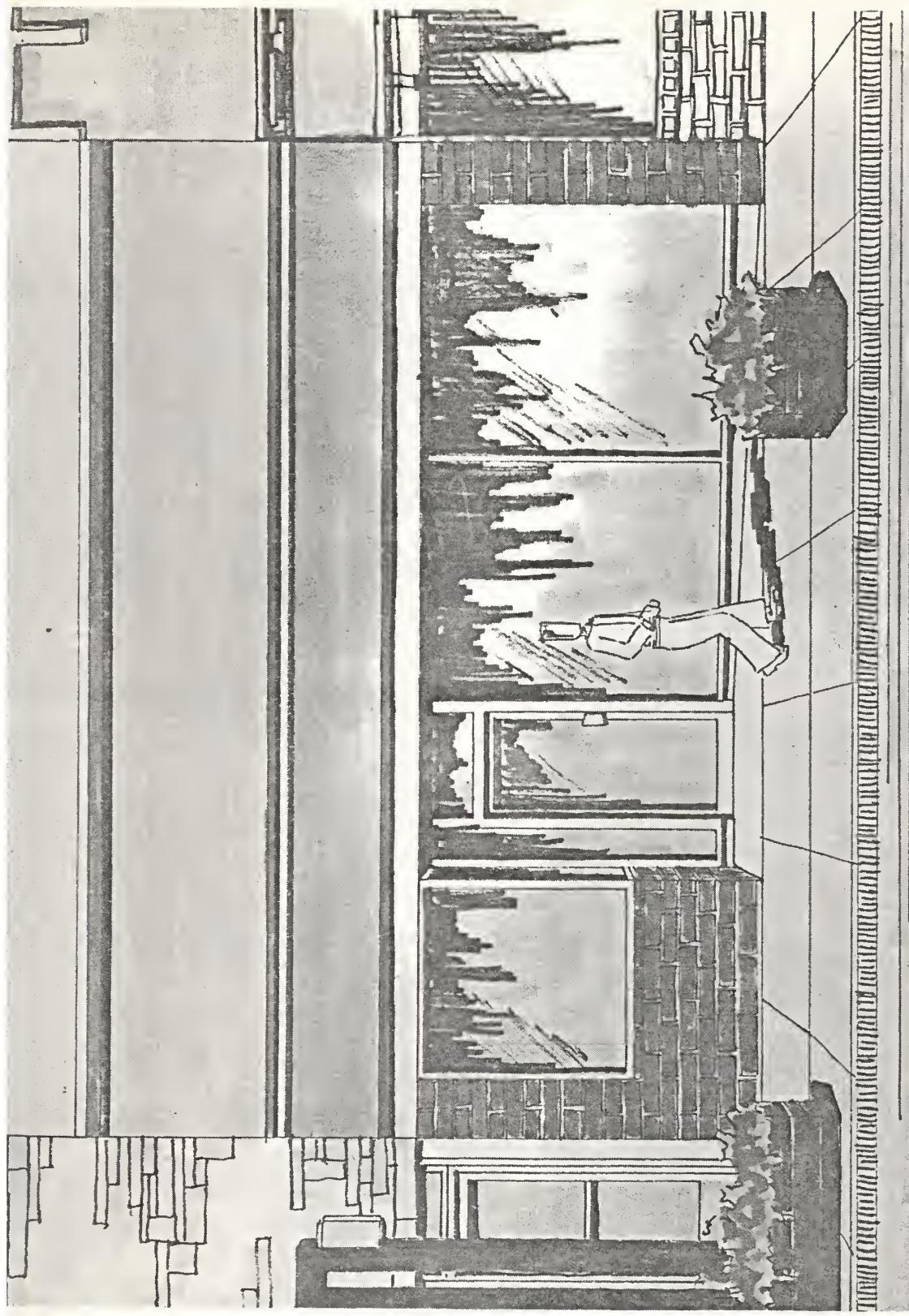


TELE









McDANIEL'S

1

JULY 1968

